

affirmatively further fair housing by undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. Access to assisted housing will be provided regardless of race, color, religion national origin, sex, familial status, and disability. This will be accomplished by providing a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability and by ensuring accessible housing to persons with all varieties of disabilities regardless of unit size required. The LHA will prohibit discrimination in any manner.

The LHA continues to recognize the importance of the Violence Against Women Act, has incorporated all goals and objectives recommended by HUD, and is utilizing documents provided by HUD. This will remain a goal of the Housing Authority and every effort to insure full compliance with this Act will be made.

With respect to goals and objectives established in the previous 5-Year Plan and subsequent Annual Plans that followed, the LHA has remained extremely successful and remains a High Performer according to the most recent PHAS assessment as of fiscal year end 12/31/2009. In addition, all Capital Fund Program monies have been obligated and expended in a timely manner with the LHA having the 2008, 2009, and 2010 program years currently open. The 2009 Stimulus funds were obligated and expended in a very timely manner, again documenting the LHA's success and financial ability to meet established goals and objectives.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following elements have been revised by the LHA since last year's 2010-2014 Five Year Plan submission:

- The most recent financial audit is for fiscal year ending 12/31/2009 and may be found at Attachment M of the hard copy of the Plan. No findings resulted from this audit.
- Information related to the most current PHAS report may be reviewed at Attachment E of the hard copy of the 2011 Annual Plan and 2011-2015 Five Year Plan Update. Based on PHAS Indicators, this report documents the LHA as a "High Performer" with a total score of 92 out of a possible 100. Accordingly, the Financial Sub-Indicators report a total financial score of 27.00 out of a possible 30. The LHA maintained a perfect maximum score in four of the six categories with Current Ratio and Months Expendable Funds Balance both scoring 7.5 out of a maximum score of 9.0.
- A list of the members of the Resident Advisory Board as of March 2010 is included at Attachment W of the Plan along with minutes of the most recent meetings held during 2010 as of September 2010.
- The most recent operating budget for FYE 12/31/2010 can be found at Attachment F to the Plan.
- The LHA previously adopted a VAWA Policy; a copy of this document including additional information about the VAWA may be viewed at Attachment T to the Plan. This policy continues to support and increase safety and crime prevention efforts by the LHA.

	<p>— Additionally, it should be recognized that the newest standard certification submitted to HUD again for the second year is a Civil Rights Certification certifying that the LHA "will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing."</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>A copy of the 2011 Annual Plan and 2011-2015 Five Year Plan Update may be viewed at the main administrative office located at 66 Mitchell Drive.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>N/A</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>The unapproved report for 2011 and Performance and Evaluation reports for 2008, 2009, and 2010 are submitted with this Plan.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>This information is submitted with this Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The table on the next page summarizes the housing stock of the City of Luverne based on the 2000 Census. However, according to www.city-data.com, more recent 2008 information reflects that the estimated median household income was \$29,465 (it was \$22,457 in 2000) as compared to the State of Alabama median household income at \$42,666. Estimated per capita income in the City was \$22,969.</p> <p>In addition, the estimated median house or condo value in 2008 was \$99,034 (it was \$61,200 in 2000) as compared to the State of Alabama median house or condo value at \$121,500. Mean prices in 2008 for all housing units was \$120,838; detached houses, \$119,276; townhouses or other attached units, \$135,583; and mobile homes, \$7,206.</p> <p>While 2000 information may seem a bit outdated, and given that the 2010 Census is not yet available, information reported on www.city-data.com provides a good overall comparison of past housing needs and current needs within the City of Luverne.</p>

CITY OF LUVERNE, ALABAMA (Based on 2000 Census of Population)									
Owner Occupied	# Houses	% of Total	# Persons	Avg # PPH	Renter Occupied	# Houses	% of Total	# Persons	Avg # PPH
Owner Occupied	628	50.65%	1,435	2.29	Renter Occupied	482	38.87%	1,047	2.17
By Race					By Race				
White	511	81.37%			White	81	16.80%		
Black	113	17.99%			Black	59	12.24%		
Other	4	0.64%			Other	0	0.00%		
By Structure Type					By Structure Type				
1-detached	604	96.18%			1-detached	187	38.80%		
1-attached	7	1.11%			1-attached	14	2.90%		
2 Units	0	0.45%			2 Units	152	31.54%		
3 or 4 Units	0	0.00%			3 or 4 Units	32	6.64%		
5 or more Units	0	0.00%			5 or more Units	76	15.77%		
Mobile Home	17	2.71%			Mobile Home	21	4.36%		
Other	0	0.00%			Other	0	0.00%		
Occupied Owner/ Renter Total	1,110	89.52%	2,482	2.24					
Vacant Total	130	10.48%							
Total # Housing Units	1,240	100.00%							
VACANT HOUSING INFORMATION					ESTIMATED CONDITION OF HOUSING				
Status	# Houses	% of Total			Condition	# Houses	% of Total		
Vacant for Rent	45	34.62%			Sound	943	76.00%		
Vacant for Sale	11	8.46%			Minor Repair	223	18.00%		
Vacant Other	74	56.92%			Deteriorating	62	5.00%		
Totals	130	100.00%			Dilapidated	12	1.00%		
					Totals	1,240	100.00%		

The median value of owner-occupied specified housing units in Luverne is \$61,200 (20.2% less than the State of Alabama's median value of \$76,700). Predominately very low-, low-, and moderate-income persons generally occupy lower value housing, most of it in need of repair. According to the 2000 Census, only 6 (.48%) occupied housing units in Luverne lacked complete plumbing facilities. The median year of housing stock construction in Luverne is 1967.

According to the 2000 Census Low-Mod Data by Place provided by ADECA, 55.65% of the 2,635 persons in Luverne are considered low- or moderate-income. Members of these households typically live in substandard housing units because they generally lack resources sufficient to secure safe, sanitary housing, a need reflected by the fact that approximately 38 (3.1%) of all housing units in Luverne are mobile homes. Although no exact figures are available, it may be reasonably surmised that many of these units house low- and moderate-income families and provide a viable housing alternative for them.

In addition to the properties operated by the Housing Authority, there are 3 apartment complexes which include Meadow Crest, constructed in 1992, and located just off U.S. 331 South; it contains 32 units that have been prioritized for elderly and handicapped tenants, Valley Estates Apartments, constructed in 1980, and located on Valley Estates Avenue; it contains 28 units and Luverne Villas, constructed in 1984, which contains 8 units, that have been financed through the FmHA 515 Program; they include a total of 68 units. Several housing units have also been constructed or rehabilitated with grants or loans obtained through the Farmers' Home 504 Program.

In the fall of 1996, Hall Apartments Limited developed a 32-unit apartment complex, South Pointe Apartments, in Luverne. The apartments are ideally located on Oak Street, close to downtown and

Crenshaw Baptist Hospital, only 1.5 miles from Oak Street on U.S. Highway 331. South Pointe Apartments provide 8 1-bedroom units, 16 2-bedroom units, and 8 3-bedroom units for area residents. The facility has specialized units for elderly and handicapped persons (2 1-bedroom handicapped units and 8 2-bedroom elderly units), thereby addressing a priority housing need that was identified in the Crenshaw County Strategic Plan dated August 1995. This project was financed through the Alabama Housing Finance Authority through the HOME Investment Partnerships Program. Total development costs represent an investment of some \$1.1 million dollars.

Glenwood Meadows was also financed with HOME funds. Construction began in 2000 and was completed in 2001, with operations commencing in August 2001. Located along the Glenwood Highway about one mile from U.S. Highway 331 in Luverne, the complex has a community room/office and a total of 40 units, of which 12 are 3-bedroom units and the remainder are 2-bedroom units. Three of the 2-bedroom units are equipped for handicapped tenants. The units are for renters who have income in the low to moderate range and, though not subsidized, a number of the units will be rented to Section 8 renters.

Section 8 certificates and vouchers are also available from the South Central Alabama Housing Authority (SCAHA) in Troy, Alabama. According to an SCAHA employee, there are presently 150 Section 8 vouchers/certificates in use within Crenshaw County. This is 150 out of a total 858 vouchers/certificates available for a 5-county service area, which includes the counties of Bullock, Crenshaw, Lowndes, Macon, and Pike, and the figure represents 17.5% of all vouchers/certificates; no breakdown of location of units by place is readily available since Section 8 recipients must locate a unit to rent.

All of the assisted housing units are occupied by low- and moderate-income households and provide affordable, standard housing for these families. In addition, the City completed an FY 2002 housing rehabilitation project in the Sixth Street neighborhood which rehabilitated 19 houses. Following is also a breakdown by year of single-family new house construction building permits obtained.

- 2000: 2 buildings, average cost: \$160,000
- 2001: 4 buildings, average cost: \$136,300
- 2002: 4 buildings, average cost: \$335,000
- 2003: 12 buildings, average cost: \$141,000
- 2004: 2 buildings, average cost: \$134,700
- 2005: 6 buildings, average cost: \$140,700
- 2006: 7 buildings, average cost: \$101,600
- 2007: 8 buildings, average cost: \$135,100
- 2008: 8 buildings, average cost: \$138,300
- 2009: 1 building, cost: \$26,000

9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The LHA will work with available resources to transition vacant units as quickly as possible. LHA believes this is the best way to meet existing needs. As in the past, the LHA will pay special attention to the shortage of available housing for all eligible populations. In an attempt to maximize the number of affordable units available to the LHA using its current resources, the Housing Authority will employ effective maintenance and management policies to minimize the

	<p>number of public housing units off-line. The LHA will also continue to participate in the Consolidated Plan development process to ensure coordination with broader community strategies.</p> <p>The LHA will increase the number of affordable housing units by pursuing housing resources other than public housing or Section 8 tenant-based assistance. The adoption of rent policies to support and encourage work will help target families at or below 30% of the median income of the area. In addition, to target assistance to families at or below 50% of median income, the LHA will also adopt rent policies to support and encourage work. To target assistance to the elderly, the LHA will provide information on public housing at the site of the Elderly Feeding Program. In addition to providing a sufficient number of accessible units, the LHA will affirmatively market to local non-profit agencies that assist families with disabilities.</p> <p>In order to increase awareness of LHA resources among families of races and ethnicities with disproportionate needs, the LHA will affirmatively market to races/ethnicities shown to have disproportionate housing needs. The LHA will encourage dissemination of Fair Housing information within the community at large in order to affirmatively further fair housing and provide housing to persons on an equal opportunity basis.</p>
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>As the LHA is into the second year of the original 2010-2014 Five Year Plan period, the LHA continues to implement numerous initiatives that were originally aimed at better accomplishing its mission statement and meeting stated goals. The LHA remains in good administrative order and anticipates that FY 2011, along with years 2012-2015 will be as productive as has been seen in the past. With an overall 92 out of 100 for the 2009 PHAS assessment, the LHA is considered a "high performer". The Housing Authority continues to successfully implement its capital fund programs to improve the quality of housing and at this time has expended all funds through the year 2007, which is in line with stated goals and timelines.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The LHA defines "significant amendment" or "substantial deviation/modification" as a permanent change that 1) deletes a work category from the original 5-year budget, 2) includes a work category that was not included in the original 5-year budget, 3) adds non-emergency work items not included in the current Annual Statement or 5-Year Action Plan, 4) changes the use of replacement reserves under the Capital Fund, 5) adds new activities not included in the PHDEP Plan (if the PHA has such a Plan), 6) changes with regard to demolition or disposition, designation, homeownership programs or conversion activities, and 7) any changes to rent or admission policies or organization of the waiting list. An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. The mere change of estimated cost or the change of work items between one Project to another is not defined as a "substantial change" for the purpose of this policy.</p>
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p>

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| <ul style="list-style-type: none">(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
NONE RECEIVED, THEREFORE NO ANALYSIS OF RECOMMENDATIONS NEEDED(g) Challenged Elements – NONE(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) |
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NOTE:

Revision 2 Changes (Version al088v02):

With original submission of the 2011 Annual Plan, the Annual Statement/Performance and Evaluation Report for the 2009 Stimulus funding was inadvertently left out. Therefore an updated report is provided and transmitted herewith as file "al088v02f", documenting \$240,053 expended to date of the total grant of \$258,274.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: The Housing Authority of the City of Luverne	Grant Type and Number Capital Fund Program Grant No: AL09-P088-501-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	22,539.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	33,809.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	84,600.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	84,446.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: The Housing Authority of the City of Luverne	Grant Type and Number Capital Fund Program Grant No: AL09-P088-501-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2011 FFY of Grant Approval:			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	225,394.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 10/8/10	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number Luverne Housing Authority / AL088		Locality (City/County & State) Luverne / Crenshaw County / Alabama			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name PHA-Wide	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement		169,046.00	169,046.00	169,046.00
C.	Management Improvements					
D.	Non-dwelling Structures and Equipment					
E.	Administration		22,539.00	22,539.00	22,539.00	22,539.00
F.	Other (Fees & Costs)		33,809.00	33,809.00	33,809.00	33,809.00
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		56,348.00	225,394.00	225,394.00	225,394.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$56,348.00	\$225,394.00	\$225,394.00	\$225,394.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number Luverne Housing Authority / AL088		Locality (City/County & State) Luverne / Crenshaw County / Alabama			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
	AL088-8					
B.	Physical Improvements Subtotal	Annual Statement	169,046.00			
C.	Management Improvements					
D.	Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other (Fees & Costs)					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		169,046.00			
L.	Total Non-CFP Funds					
M.	Grand Total		\$169,046.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PHA Name: The Housing Authority of the City of Luverne	Grant Type and Number Capital Fund Program Grant No: AL09-P088-501-10 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	7,608.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,550.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	155,102.00			
12	1470 Non-dwelling Structures	38,944.00			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: The Housing Authority of the City of Luverne		Grant Type and Number Capital Fund Program Grant No: AL09-P088-501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	217,204.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director <i>Henry C. Senn</i>		Date 10/8/10		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Luverne			Grant Type and Number Capital Fund Program Grant No: AL09-P088-501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Administration	1410		7,608.00				
PHA-Wide	Fees and Costs	1430		15,550.00				
AL088-1	Kitchen Ranges/Fire Extinguishers	1465.1	29	23,200.00				
AL088-2	Kitchen Ranges/Fire Extinguishers	1465.1	8	6,400.00				
AL088-3	Kitchen Ranges/Fire Extinguishers	1465.1	24	19,200.00				
AL088-4	Kitchen Ranges/Fire Extinguishers	1465.1	6	4,800.00				
AL088-5A	Kitchen Ranges/Fire Extinguishers	1465.1	28	22,400.00				
AL088-5B	Kitchen Ranges/Fire Extinguishers	1465.1	6	4,800.00				
AL088-8	Ranges and Refrigerators	1465.1	40	42,302.00				
AL088-8	Kitchen Ranges/Fire Extinguishers	1465.1	40	32,000.00				
PHA-Wide	Satellite Maintenance Building	1470		38,944.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: The Housing Authority of the City of Luverne				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	7/2012		7/2014		
AL088-1	7/2012		7/2014		
AL088-2	7/2012		7/2014		
AL088-3	7/2012		7/2014		
AL088-4	7/2012		7/2014		
AL088-5A	7/2012		7/2014		
AL088-5B	7/2012		7/2014		
AL088-8	7/2012		7/2014		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: The Housing Authority of the City of Luverne	Grant Type and Number Capital Fund Program Grant No: AL09-P088-501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	15,798.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,530.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	187,931.00			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: The Housing Authority of the City of Luverne	Grant Type and Number Capital Fund Program Grant No: AL09-P088-501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	219,259.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 10/8/10	Signature of Public Housing Director		Date

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Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Luverne			Grant Type and Number Capital Fund Program Grant No: AL09-P088-501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Administration	1410		15,798.00				
PHA-Wide	Fees and Costs	1430		15,530.00				
PHA-Wide	Lighting	1450		56,365.00				
AL088-8	Erosion Control / Repair	1450		6,566.00				
PHA-Wide	Replace Water Lines	1450		125,000.00				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: The Housing Authority of the City of Luverne	Grant Type and Number Capital Fund Program Grant No: AL09-P088-501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	15,800.00		15,800.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	13,500.00		13,500.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	174,740.00		174,740.00	129,627.90
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary							
PHA Name: The Housing Authority of the City of Luverne		Grant Type and Number Capital Fund Program Grant No: AL09-P088-501-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2008 FFY of Grant Approval:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report							
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹			
		Original	Revised ²	Obligated	Expended		
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant:: (sum of lines 2 - 19)	204,040.00		204,040.00	129,627.90		
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director 		Date 10/8/10		Signature of Public Housing Director		Date	

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Part I: Summary					
PHA Name: The Housing Authority of the City of Luverne		Grant Type and Number Capital Fund Program Grant No: AL09-S088-501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	258,274.00		258,274.00	240,053.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Part I: Summary					
PHA Name: The Housing Authority of the City of Luverne		Grant Type and Number Capital Fund Program Grant No: AL09-S088-501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	258,274.00		258,274.00	240,053.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 11/9/10		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Luverne		Grant Type and Number Capital Fund Program Grant No: AL09-S088-501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Fees and Costs	1430		19,300.00		19,300.00	19,300.00	
AL088-1	Modify Units / Storage Room	1460	29	130,498.00		130,498.00	130,498.00	
AL088-2	Modify Units / Storage Room	1460	8	40,792.00		40,792.00	26,295.00	
AL088-4	Modify Units / Storage Room	1460	6	31,259.00		31,259.00	29,397.00	
AL088-5B	Modify Units / Storage Room	1460	6	31,259.00		31,259.00	29,397.00	
AL088-8	Modify Units / Storage Room	1460	1	5,166.00		5,166.00	5,166.00	

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² To be completed for the Performance and Evaluation Report.

