

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 03/31/2024

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

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| A. | PHA Information. | | | | | |
| A.1 | PHA Name: <u>Housing Authority of the City of Prattville, Alabama</u> | | PHA Code: <u>AL131</u> | | | |
| | PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/31/2025</u> | | | | | |
| | The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> | | | | | |
| | PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission | | | | | |
| | <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> | | | | | |
| | <p>The Five-Year Plan is available on the agency website, www.prattvillehousing.com and at the Housing Authority office, located at 318 Waterstreet, Prattville, Alabama 36067</p> | | | | | |
| | <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) | | | | | |
| | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s)-not in the Consortia | No. of Units in Each Program | |
| | | | | | PH | HCV |
| | Lead PHA: | | | | | |
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| B. | Plan Elements. Required for <u>all</u> PHAs completing this form. |
| B.1 | <p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>The mission of the Housing Authority of the City of Prattville, Alabama is to provide affordable drug-free, decent, safe, and sanitary housing for eligible families, within a stable community, with opportunities for personal growth and self-sufficiency.</p> |
| B.2 | <p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>GOAL 1: EXPAND THE SUPPLY OF ASSISTED HOUSING</p> <ul style="list-style-type: none"> • EXPLORE OPTIONS FOR UPGRADING EXISTING UNIT INTERIORS • EXPLORE OPTIONS TO REDEVELOP NEIGHBORHOODS THROUGH RAD. <p>GOAL 2: IMPROVE THE QUALITY OF ASSISTED HOUSING</p> <ul style="list-style-type: none"> • HUD PHAS-CONTINUE TO IMPROVE OUR PHAS SCORE TO MOVE FROM STANDARD PERFORMER TO HIGH PERFORMER STATUS. • CONDUCT ANNUAL AND QUALITY CONTROL INSPECTIONS TO ENSURE CONTINUED COMPLIANCE WITH NSPIRE STANDARDS. • OFFER RESIDENT OPPORTUNITIES FOR UNDERSTANDING THEIR LEASE, HOUSEKEEPING AND FINANCIAL OBLIGATIONS. <p>GOAL 3: INCREASE ASSISTED HOUSING CHOICES</p> <ul style="list-style-type: none"> • WORK WITH LOCAL STAKEHOLDERS TO INCREASE AWARENESS OF ASSISTED HOUSING PROGRAMS FOR BOTH POTENTIAL APPLICANTS AND LANDLORDS IN PRATTVILLE AND AUTAUGA COUNTY, ALABAMA <p>GOAL 4: IMPROVE CUSTOMER SERVICE, RESIDENT RELATIONS AND TECHNOLOGY FOR THE PROGRAM</p> <ul style="list-style-type: none"> • HAVE STAFF PARTICIPATE IN CUSTOMER SERVICE TRAINING • CREATE A SURVEY QUESTIONNAIRE FOR PROGRAM PARTICIPANTS TO EXPRESS THEIR CONCERNS WITH OUR SERVICES AND TO IMPROVE THE HOUSING NEEDS IN THE COMMUNITY. • IMPROVE UTILIZATION OF AGENCY WEBSITE FOR RESIDENTS TO SUBMIT RENT PAYMENTS, INTERIM CHANGES AND MAINTENANCE WORK ORDERS ONLINE. • ORGANIZE AND REVAMP THE RESIDENT ADVISORY BOARD. |

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Goal 1: Improve quality of assisted living

Progress: The PHA has made upgrades to units and buildings throughout the portfolio including new roofs and exterior paint on all buildings, maintenance of overgrown trees and shrubs, HVAC replacement, and installation of exterior sewer cleanouts. Interior upgrades have taken place on an "as needed" basis

Goal 2: Improve PHAS and SEMAP Scores

Progress: PHAS - Due to the COVID pandemic, PHAS scores were placed on a two-year waiver. The 2020 score was noted as 70 /100 points with the agency listed Substandard Physical due to the last REAC inspection score of 58. The PHAS score improved to 83 after the 2-year waiver, but the agency was still listed as Substandard Physical due to not having another REAC inspection since 2019, thus utilizing the same score of 58. In March of 2024, under HUD's new NSPIRE program, the PHA increased its physical score by 20 points, to 78%, however as of this reporting, HUD has yet to release updated PHAS scores that would reflect this score, which should remove the Substandard Physical connotation giving the agency a "Standard Performer" status.

SEMAP - for the fiscal year ending June 30, 2024, the PHA received a SEMAP score of 100%, marking it a High Performer, HUD's highest designation under the SEMAP program

Goal 3: Improve public housing and HCV voucher management & finances

Progress: Public Housing - The Public Housing program, at the end of FYE June 30, 2020, was noted to be operating with less than 2 months of operating expenses held in reserve, qualifying the agency for financial short fall funding from HUD. In the spring of 2023, the local field office notified the agency it was no longer eligible for shortfall funding due to the agency holding reserves totaling more than HUD's 3-month requirement.

HCV - the HCV program, which is allotted a total of 40 HCV vouchers, continues to utilize all of its monthly eligibility of funding from HUD. Due to rents continuing to rise, and HUD's desire to not eliminate individuals from the program, the agency has qualified for - and been provided - a small amount of shortfall funding for the calendar years ending 2023 and 2024. HUD has instructed the agency to cease leasing any vouchers that may become available until otherwise directed. This is due to several factors, but include proration, high cost of rents, and limited funding. The HCV program, in calendar year 2025, began utilizing Small Area Fair Market Rents (SAFRMs) as directed by HUD. SAFMRs are figured by zip code

Goal 4: Renovate and repair PHA units

Progress: Due to the COVID pandemic placing a pause on activities beginning in 2020, and the inflation crisis that followed, renovation and repair has taken place on an "as needed" basis since the last 5-Year Plan in the year of 2020. More work is planned to continue in the following years

Goal 5: Increase housing choices

Progress: After the pandemic, little work was done to find ways to increase housing choices within the PHA. The agency will continue to monitor the market and explore possible housing options through RAD.

Goal 6: Comply with VAWA (Violence Against Women Act)

Progress: The PHA stays up to date with VAWA practices and complies with all aspects as directed by HUD.

Goal 7: Promote Self Sufficiency and Asset Development

Progress: The PHA promotes resident self-sufficiency by continuing to provide income-based affordable housing options and by sharing known area wide self-sufficiency activities with residents. Asset Development, due to the pandemic, did not progress, however the agency will continue to explore possibilities, including RAD.

Goal 8: Ensure equal opportunity housing

Progress: The PHA continues to abide by all Federal Fair Housing policies ensuring equal opportunity in all PHA housing programs.

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| <p>B.4</p> | <p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Prattville Housing Authority will promote and abide by the requirements of the Violence Against Women Act Reauthorization Act of 2022 (VAWA 2022) to the Violence Against Women Act of 1994, which applies for all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation, and which must be applied consistent with all nondiscrimination and fair housing requirements. We will support or assist victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation as required by the law to prevent them from losing their HUD-assisted housing or being denied housing assistance as a consequence of the abuse of which they were the victim. The Prattville Housing Authority will continue to abide by all VAWA rules and regulations. We will be providing participants who are victims of domestic violence with informational packets that consist of resources in the greater Prattville and Montgomery area that can help them with their circumstance. We will also include bulletins and postings of domestic violence resources in our office as well as the Agency website.</p> |
| <p>C. Other Document and/or Certification Requirements.</p> | |
| <p>C.1</p> | <p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Substantial deviation(s) or significant amendments(s) or modification(s) are defined as discretionary changes in the plans or policies of the Prattville Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require a public hearing and approval of the Prattville Housing Authority Board of Commissioners. The following constitutes a significant amendment or modification to the Five-Year Action Plan for the agency:</p> <ul style="list-style-type: none"> * Any change with regard to demolition or disposition, designation, homeownership programs, conversion activities, or activities required by HUD * Changes in rent or admission policies or the organization of the waiting list(s) * Changes in the use of replacement reserve funds under the Capital Fund Grant <p>In addition to the criteria established by the PHA, a proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed financial proposal is considered by HUD to be a significant amendment to the CFP 5-Year Action Plan based on the Capital Fund Final Rule.</p> |

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| C.2 | Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. |
| C.3 | Certification by State or Local Officials. <i>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i> |
| C.4 | Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input type="checkbox"/> (b) If yes, include Challenged Elements. |

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D. Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), Five-Year Period that the Plan covers, i.e. 2019-2023, PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ..." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

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