

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 09/30/2027
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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.

A.	PHA Information.														
A.1	<p> PHA Name: Housing Authority of the City of Lanett, AL PHA Code: AL062 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission </p> <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 the 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> How the public can access this PHA Plan: The Housing Authority of the City of Lanett, Alabama, initiated the public comment period for its Annual PHA Plan and Capital Fund Plans on May 16, 2025, which will conclude on June 30, 2025. During the public comment period, draft copies of the Annual PHA Plan and Capital Fund Plans will be made available to the public in multiple formats: Hard copies will be available for in-person review at the PHA Administrative Office located at 506 1st Street, Lanett, Alabama 36863, or on the WEBSITE AT WWW.LANETTHOUSING.com. Office Hours: Monday - Thursday – 8:00 a.m. – 6:00 p.m. Friday 8:00 a.m. - 12:00 p.m. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) </p> <table border="1"> <thead> <tr> <th data-bbox="155 1150 467 1209" rowspan="2">Participating PHAs</th> <th data-bbox="467 1150 605 1209" rowspan="2">PHA Code</th> <th data-bbox="605 1150 919 1209" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="919 1150 1250 1209" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1250 1150 1388 1209">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1250 1209 1388 1247">PH</th> <th data-bbox="1388 1209 1526 1247">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="155 1247 467 1344"> </td> <td data-bbox="467 1247 605 1344"> </td> <td data-bbox="605 1247 919 1344"> </td> <td data-bbox="919 1247 1250 1344"> </td> <td data-bbox="1250 1247 1388 1344"> </td> <td data-bbox="1388 1247 1526 1344"> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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B.	Plan Elements. Required for all 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 Housing Authority of the City of Lanett is dedicated to providing safe, drug-free, and sanitary housing to eligible families while promoting self-sufficiency and economic independence for all residents. Nondiscrimination Statement: The PHA does not discriminate based on race, color, national origin, sex, religion, age, or disability in the administration of its programs. </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> These objectives will be tracked annually through the LHA management information system and reported annually in the Agency Plan. </p>														
B.3	<p> 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. </p> <p> All accomplishments demonstrate measurable progress toward foundational objectives while the original five-year targets stay in effect. </p>														

B.4	<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 Housing Authority of Lanett (LHA) is committed to ensuring safe, stable housing for all residents and to fully implementing the protections and requirements of VAWA as outlined in 24 C.F.R. Part 5, Subpart L and the HUD lease addendum provisions. Through these goals articulated in the attachment and programs, LHA ensures that survivors of domestic violence, dating violence, sexual assault, and stalking can confidently access the full protections of VAWA without fear of losing their housing or assistance.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<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>See attached significant amendment or modification statement.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(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.</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>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.)</p> <p>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.</p>

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.

Form identification: AL062-Housing Authority of the City of Lanett, AL form HUD-50075-5Y (Form ID - 3705) printed by Deborah Story in HUD Secure Systems/Public Housing Portal at 08/22/2025 01:35PM EST

THE HOUSING AUTHORITY OF THE CITY OF LANETT, ALABAMA

506 1st Street

P.O. Box 465

Phone: (334) 644-5334

MISSION STATEMENT

The Lanett Housing Authority is dedicated to providing safe, decent, and sanitary housing to low-income, very low-income, and extremely low-income families within its jurisdiction. In alignment with the U.S. Department of Housing and Urban Development's mission, the Authority strives to improve the quality of life for residents while promoting opportunities for self-sufficiency and economic independence.

We are dedicated to:

- **Preservation and Improvement of Housing:** Maintaining and modernizing public housing units to ensure long-term affordability, safety, and livability.
- **Resident Services and Empowerment:** Supporting residents through programs and partnerships that encourage employment, education, and community engagement.
- **Fair Housing and Equal Opportunity:** Ensuring compliance with all applicable civil rights requirements by providing housing without discrimination based on race, color, religion, sex, national origin, disability, or familial status.
- **Community Partnerships:** Collaborating with local organizations, service providers, and stakeholders to expand resources and strengthen community support.
- **Operational Excellence:** Using efficient, transparent, and innovative management practices, including technology-driven solutions, to improve service delivery and accountability.

Through these efforts, the Lanett Housing Authority seeks to foster stable communities, instill pride in public housing, and provide a foundation for residents to achieve upward mobility and long-term stability.

Housing Authority of the City of Lanett, AL

**506 1st Street
Lanett, AL 36863**

B.2 Goals & Objectives – Five-Year Overview (FY 2025–2029)

Over the next five years, the Housing Authority of the City of Lanett (LHA) will focus on implementing measurable strategies to expand access, enhance program performance, and support self-sufficiency for its residents.

Expanding Housing Opportunities

- Develop or preserve additional affordable housing units under the Rental Assistance Demonstration Program (RAD) and through partnerships with local governments and nonprofit developers.
- **Maximize Program Utilization & Performance**
 - Maintain Public Housing occupancy $\geq 97\%$ annually.
 - Be consistently a High Performer under the PHAS scoring system annually.
- **Reduce Wait Times & Increase Access**
 - Cut the average public housing waitlist processing time by 2027.
 - Process emergency transfer requests for domestic violence victims in a timely manner.
- **Support Very Low- and Extremely Low-Income Families**
 - Increase supportive services—such as childcare referrals to service providers in the community.
- **Promote Energy & Cost Savings**
 - Complete energy audits on all developments by FY 2027.

These objectives will be tracked quarterly through our management information system and reported annually in the Agency Plan.

Housing Authority of the City of Lanett, AL

B.3 Progress Report

Five-Year Overview (FY 2025–2029)

Focus: Measurable strategies to expand access, improve program performance, and support self-sufficiency for all residents.

• Expanding Housing Opportunities

- Develop or preserve additional affordable housing units through the Rental Assistance Demonstration (RAD) program and partnerships with local governments and nonprofit developers.

○ Accomplishments advancing this goal:

- Gas lines installed for 19 units in Old Jackson (preservation).
- Appliances installed: 23 electric stoves, 48 gas stoves, 72 refrigerators (unit habitability).

• Maximize Program Utilization & Performance

- Maintain Public Housing occupancy $\geq 97\%$ annually.
- Achieve **High Performer** status under the PHAS scoring system annually.
 - **Accomplishments enhancing performance/compliance:**
 - Completed all NSPIRE-required repairs for units/hazardous buildings.
 - Installed safety systems: Smoke/CO alarms (Amp 1 & 2), updated site cameras, security gates.
 - Critical habitability upgrades: Flooring (112 units), ceiling repairs, hot water heaters, ceiling fans (all bedrooms/living areas).

• Reduce Wait Times & Increase Access

- Cut average public housing waitlist processing time by 2027.
- Process emergency transfer requests (domestic violence).

• Support Very Low- & Extremely Low-Income Families

- Increase on-site supportive services (e.g., childcare referrals to service providers in the community).
 - **Accomplishments improving quality of life:**
 - New/replaced basketball court (community wellness).
 - Additional parking lots (resident convenience/safety).

• Promote Energy & Cost Savings

Housing Authority of the City of Lanett, AL

- Complete energy audits on all developments by FY 2027.
 - **Accomplishment enabling future upgrades:**
 - Completed asbestos testing across all sites (prerequisite for major retrofits).

Tracking: Quarterly via management information system; annual reporting in Agency Plan.

Key Integration Notes:

1. **Housing Preservation:** Gas lines (Old Jackson) and appliance installations directly support unit retention under *Expanding Housing Opportunities*.
2. **PHAS Performance:** NSPIRE repairs, safety systems (alarms/cameras/gates), and habitability upgrades (flooring/ceilings/fans) strengthen property conditions critical for *High Performer* status.
3. **Resident Wellbeing:** New basketball court and parking facilities enhance livability under *Supporting Families*.
4. **Energy Savings:** Asbestos testing (completed) removes barriers to future energy retrofits aligned with audits/upgrades.
5. **Unchanged Priorities:** Wait-time reduction, occupancy targets, and supportive service expansion remain active goals.

All accomplishments demonstrate measurable progress toward foundational objectives while original five-year targets stay in effect.

Housing Authority of the City of Lanett, Alabama

B.4 Violence Against Women Act (VAWA)

Goals 2025-2029 Five-Year Plan

Plan Period: 2025 – 2029

Introduction

The Housing Authority of the City of Lanett (LHA) is committed to ensuring safe, stable housing for all residents and to fully implementing the protections and requirements of VAWA as outlined in 24 C.F.R. Part 5, Subpart L and the HUD lease addendum provisions. This plan establishes LHA's goals, activities, objectives, policies, and programs for the 2025–2029 planning period.

VAWA Goals, Objectives, Policies, and Programs

Guarantee Access & Non-Discrimination

- **Objective:** No applicant or resident will be denied admission, lease renewal, or occupancy rights because they are or have been a victim of domestic violence, dating violence, sexual assault, or stalking (VAWA violence).
- **Policy:** We issue the HUD-5380 *Notice of Occupancy Rights* to every applicant and tenant at application, admission, annual recertification, and any adverse-action notice, clarifying that VAWA protections apply equally to all individuals regardless of sex, gender identity, or sexual orientation.
- **Program:** Execute the HUD-91067 Lease Addendum, incorporating VAWA protections into every lease to prohibit consideration of abuse-related incidents as grounds for eviction.

Emergency Transfers & Lease Bifurcation

- **Objective:** Enable survivors to promptly relocate away from imminent threats without losing housing.
- **Activity:** Maintain a written Emergency Transfer Plan (per HUD guidance) that allows qualified survivors to request a transfer; process all such requests within 48 hours of a written or oral request when survivors reasonably fear imminent harm.
- **Policy:** Where necessary, bifurcate the lease to evict the abuser while preserving the tenant rights of the survivor and other eligible household members for up to 90 days to re-establish eligibility under VAWA.

Confidentiality & Documentation

- **Objective:** Protect survivor privacy and minimize barriers to accessing VAWA protections.
- **Policy:** All VAWA-related documentation (HUD-5382 certifications, third-party records) is

restricted to trained staff, stored in secure files, and never entered into shared databases without the survivor's written consent.

- **Procedure:** Survivors asked to document their status have 14 business days to submit any one of the accepted forms of evidence—certification form HUD-5382, law-enforcement or court records, or a professional's attestation—and the deadline may be extended for good cause.

Outreach, Training & Partnerships

- **Objective:** Ensure staff, owners, and residents understand VAWA rights and responsibilities.
- **Activity:** Conduct annual training for all LHA employees on VAWA definitions, confidential handling, emergency transfers, and non-retaliation provisions.
- **Distribution:** Provide certification forms at community events, in waiting areas, and online.
- **Partnerships:** Establish MOUs with local victim-service providers and law enforcement to streamline referrals for counseling, legal advocacy, and emergency shelter.

Monitoring & Continuous Improvement

- **Objective:** Track VAWA requests and outcomes to measure effectiveness and compliance.
 - **Program:** Log all emergency-transfer and lease-bifurcation requests on HUD-5384 forms.
-

The Housing Authority of the City of Lanett, Alabama

C.1 Significant Amendment or Modification

Substantial Deviation

The Housing Authority of the City of Lanett (LHA) defines a substantial deviation from the PHA Plan as any change in policy that significantly alters the Authority's stated mission and the population the Authority serves. This includes, but is not limited to, changes to admissions preferences, demolition and/or disposition activities, and conversion programs.

Significant Amendment/Modification

A significant amendment or modification to the PHA Plan shall be any change in policy or program activity that substantially impacts the Authority's mission or operations like a substantial deviation. Discretionary or administrative amendments that are consistent with the Authority's stated mission and objectives (e.g., routine policy clarifications, operational adjustments, or procedural updates) will not be considered substantial deviations or significant modifications.

Process

In the event of a significant amendment or substantial deviation, LHA will follow HUD's required process: consultation with the Resident Advisory Board, a public notice and comment period, public notification of where and how the proposed change can be reviewed, and approval by the LHA Board of Commissioners.

RAD-Specific Exclusions

Consistent with PIH Notice 2012-32, Rev-2 (and any subsequent revisions or supplemental guidance issued by HUD), the following RAD-specific items shall not be considered significant amendments or substantial deviations to the PHA Plan:

- a. The decision to convert to Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA);
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion includes use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.

The Housing Authority of the City of Lanett, Alabama

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**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

**U.S. Department of Housing and Urban
Development**
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027


**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Kenneth W. Boswell, the Director of ADECA certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the AL062 - Housing Authority of the City of Lanett, AL is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the The Housing Authority of the City of Lanett Housing, AL pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The State Consolidated Plan encourages and promotes affordable housing for low-income families.
Overall, PHA activities match the State Plan goals.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Kenneth W. Boswell	Title:	Director of ADECA
Signature:		Date:	<u>7/17/2025</u>

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, 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.

Form identification: AL062-Housing Authority of the City of Lanett, AL form HUD-50077-SL (Form ID - 4862) printed by Deborah Story in HUD Secure Systems/Public Housing Portal at 07/03/2025 02:09PM EST