

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

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# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** Georgetown Housing Authority

**PHA Number:** KY061

**PHA Fiscal Year Beginning: (mm/yyyy)** 10/2002

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The mission statement of the Georgetown Housing Authority is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)

- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHAGoal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**FIVE-YEAR GOALS**

The goals and objectives adopted by the Georgetown Housing Authority are:

**Goal One:** Continue to manage the Georgetown Housing Authority's existing public housing program in an efficient and effective manner thereby maintaining high performer status.

**Objectives:**

1. The Georgetown Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

**Goal Two:** Provide a safe and secure environment in the Georgetown Housing Authority's public housing developments.

**Objectives:**

1. The Georgetown Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2005.
2. The Georgetown Housing Authority shall refine the memorandum of

understanding between the jurisdiction's police force and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.

**Goal Three:** Enhance the marketability of the Georgetown Housing Authority's public housing units and make public housing the affordable housing of choice for the very low-income residents of our community.

**Objectives:**

1. The Georgetown Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.
2. The Georgetown Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions by December 31, 2001.

**Goal Four:** Maintain the Georgetown Housing Authority's real estate in a decent condition and deliver timely and high quality maintenance service to the residents of the Georgetown Housing Authority.

**Objectives:**

1. The Georgetown Housing Authority shall create and implement a preventative maintenance plan by December 31, 2000.
2. The Georgetown Housing Authority shall create an appealing, up-to-date environment in its developments by December 31, 2004.
3. The Georgetown Housing Authority shall achieve and maintain an average response time of 24 hours in responding to emergency work orders by December 31, 2002.
4. The Georgetown Housing Authority shall achieve and maintain an average response time of 3 days in responding to routine work orders by December 31, 2002.

**Goal Five:** The Georgetown Housing Authority shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.

**Objectives:**

1. The Georgetown Housing Authority shall mix its public housing development populations as much as possible ethnically, racially, and with regard to income.

**Goal Six:** Ensure full compliance with all applicable standards and regulations including generally accepted accounting practices.

**Objectives:**

1. The Georgetown Housing Authority shall implement an effective anti-fraud program by December 31, 2000.

**Annual PHA Plan**  
**PHA Fiscal Year 2002**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**The following outlines progress in meeting our goals and objectives:**

**Goal One:** Continue to manage the Georgetown Housing Authority's existing public housing program in an efficient and effective manner thereby maintaining high performer status.

**Objectives:**

1. The Georgetown Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

**Achievement:**

We continue to improve on the overall efficiency of the staff, which increases the customer-friendly atmosphere at the authority. Performance evaluations conducted this year indicated that 18 out of 21 total staff members received excellent or superior ratings.

**Goal Two:** Provide a safe and secure environment in the Georgetown Housing Authority's public housing developments.

**Objectives:**

1. The Georgetown Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2005.
2. The Georgetown Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.

**Achievement:**

With the elimination of PHDEP funding, the Housing Authority plans to continue to provide security measures from other funding sources. "Foot Patrol", the most effective tool in fighting criminal activity, will be maintained throughout our developments. Although the Housing Authority vigorously pursues eviction of residents causing disturbance related to criminal activity, no tangible decrease in criminal activity has been noted in the developments over and above that which may exist in the surrounding neighborhood.

**Goal Three:** Enhance the marketability of the Georgetown Housing Authority's public housing units and make public housing the affordable housing of choice for the very low-income residents of our community.

**Objectives:**

1. The Georgetown Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.
2. The Georgetown Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions by December 31, 2001.

**Achievement:**

The GHA continues with its commitment to deliver the highest level of service in the industry, to each of its customers. Our efforts continue in maintaining litter-free neighborhoods for our residents. Additionally, Capital Fund Program improvements include replacement of front and rear doors and installation of air conditioning to enhance the marketability of the properties.

**Goal Four:** Maintain the Georgetown Housing Authority's real estate in a decent condition and deliver timely and high quality maintenance service to the residents of the Georgetown Housing Authority.

**Objectives:**

1. The Georgetown Housing Authority shall create and implement a preventative maintenance plan by December 31, 2000.
2. The Georgetown Housing Authority shall create an appealing, up-to-date environment in its developments by December 31, 2004.
3. The Georgetown Housing Authority shall achieve and maintain an average response time of 24 hours in responding to emergency work orders by December 31, 2002.
4. The Georgetown Housing Authority shall achieve and maintain an average response time of 3 days in responding to routine work orders by December 31, 2002.

**Achievement:**

The Georgetown Housing Authority continues to provide response to emergency work orders within a 24 hour time frame. Routine, non-emergency work orders are completed in less than 3 days. As a part of our preventive maintenance policy, two staff have been assigned to grounds maintenance.

**Goal Five:** The Georgetown Housing Authority shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.

**Objectives:**

1. The Georgetown Housing Authority shall mix its public housing development populations as much as possible ethnically, racially, and with regard to income.

**Achievement:**

The Georgetown Housing Authority currently mixes its development with regards to its income, as much as possible, and has a good cross-section of income levels, throughout its neighborhoods. In addition, every applicant, resident, and visitor, is treated with the utmost respect and dignity whenever they are in contact with members of the GHA staff.

**Goal Six:** Ensure full compliance with all applicable standards and regulations including generally accepted accounting practices.

**Objectives:** 1. The Georgetown Housing Authority shall implement an effective anti-fraud program by December 31, 2000.

**Achievement:**

We are currently in full compliance with all applicable standards and regulations, including GAAP, as we have no findings in our most recent audit. We have also developed a strong anti-fraud program, which will identify those who would defraud the authority by providing false information.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

#### **Table of Contents**

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#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

##### Required Attachments:

- Admissions Policy for Deconcentration Analysis - **Attachment K**
- FY 2002 Capital Fund Program Annual Statement **Attachment B**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Attachment O:** Resident Membership of the PHA Governing Board
- Attachment M:** Implementation of PH Community Service Requirements
- Attachment N:** Description of Pet Policy

##### Optional Attachments:

- PHA Management Organizational Chart **Attachment Q**
- FY 2002 Capital Fund Program 5 Year Action Plan **Attachment C**
- Public Housing Drug Elimination Program (PHDEP) Plan

File Name:

Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

**Attachment I**

Other (List below, providing each attachment name)

**Attachment A** – Supporting Documents

**Attachment D** – 2001 Capital Fund Program – P & E Report

**Attachment E** – 2000 Capital Fund Program – P & E Report & Revised Annual Statement

**Attachment F** – 1999 Capital Fund Program – P & E Report & Revised Annual Statement

**Attachment H** – Resident Advisory Board Membership

**Attachment J** – PHA Criteria for Substantial Amendments or Modifications or Significant Deviations

**Attachment K** – Deconcentration and Income Mixing

**Attachment L** – Voluntary conversion Required Initial Assessment

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

**See Attachment A**

**1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

**A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	210	5	1	1	1	3	1
Income >30% but <=50% of AMI	44	5	1	1	1	3	1
Income >50% but <80% of AMI	2	5	1	1	1	3	1
Elderly	12	5	5	1	5	5	5
Families with Disabilities	256	5	5	1	5	5	5
White	202	5	1	1	1	3	1
Black	53	5	1	1	1	3	1

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Hispanic	1	5	1	1	1	3	1

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: Interim Kentucky Consolidated Plan 2000-2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

### B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input checked="" type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	372		
Extremely low income <=30% AMI	183	49%	
Very low income (>30% but <=50% AMI)	152	40%	
Low income	36	10%	

### Housing Needs of Families on the Waiting List

(>50% but <80% AMI)			
Families with children	284	76%	
Elderly families	14	3%	
Families with Disabilities	12	3%	
White	306	82%	
Black	66	18%	
Hispanic	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	22	33%	5%
2 BR	31	46%	54%
3 BR	12	18%	35%
4 BR	2	3%	6%
5 BR	0	0	0
5+ BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>		
a) Public Housing Operating Fund	\$581,904	
b) Public Housing Capital Fund	\$588,222	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,360,392	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	\$544,000	PH Operations
<b>4. Other income (list below)</b>		
Investment – PHA	\$12,000	PH Operations
Investment – Section 8	\$5,000	Section 8 Operations
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$3,231,126</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

Verification of eligibility commences at completion of Phase Two of the application process due to limited number of applications on file.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

## **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

Date and time of application

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Victims of domestic abuse who are returning to Scott County from a Fayette County Abuse Center that have been referred by staff of the Department of Social Services.

Any adult member of the household residing in Scott County is currently employed or if the head/spouse or sole member is elderly or receiving specific disability payments.

Families who live in the administrative jurisdiction of Georgetown or Scott County, who have not relocated to this administrative jurisdiction for the sole purpose of qualifying for a local preference.

Families who live outside the administrative jurisdiction of Georgetown or Scott County.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

#### 1 Date and Time

Former Federal preferences:

- 1, 3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1, 3 Victims of domestic violence
- 1, 3 Substandard housing
- Homelessness
- 1, 3 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1,3 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

- 1, 2 Victims of domestic abuse who are returning to Scott County from a Fayette County Abuse Center that have been referred by staff of the Department of Social Services.
- 1, 3 Any adult member of the household residing in Scott County is currently employed or if the head/spouse or sole member is elderly or receiving specific disability payments.
- 1, 4 Families who live in the administrative jurisdiction of Georgetown or Scott County, who have not relocated to this administrative jurisdiction for the sole purpose of qualifying for a local preference.
- 1, 5 Families who live outside the administrative jurisdiction of Georgetown or Scott County.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing (See Attachment K)**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists  
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts  
 List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation  
 Criminal and drug-related activity, more extensively than required by law or regulation  
 More general screening than criminal and drug-related activity (list factors below)  
 Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity  
 Other (describe below)

Any factual or third party written information relevant to the applicant's history or ability to comply with material standard lease terms.

### (2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None  
 Federal public housing  
 Federal moderate rehabilitation  
 Federal project-based certificate program  
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office  
 Other (list below)

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
 Victims of domestic violence  
 Substandard housing  
 Homelessness  
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability  
 Veterans and veterans' families  
 Residents who live and/or work in your jurisdiction  
 Those enrolled currently in educational, training, or upward mobility programs  
 Households that contribute to meeting income goals (broad range of incomes)  
 Households that contribute to meeting income requirements (targeting)  
 Those previously enrolled in educational, training, or upward mobility programs  
 Victims of reprisals or hate crimes

Other preference(s) (list below)

Victims of domestic abuse who are returning to Scott County from a Fayette County Abuse Center that have been referred by staff of the Department of Social Services.

Any adult member of the household residing in Scott County is currently employed or if the head or sole member is elderly or receiving specific disability payments.

Families who live in the administrative jurisdiction of Georgetown or Scott County, who have not relocated to this administrative jurisdiction for the sole purpose of qualifying for a local preference.

Families who live outside the administrative jurisdiction of Georgetown or Scott County.

Applicants once house Public Housing and Current residents of the Georgetown Housing Authority.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences – **WEIGHTED – 3 being high and 0 being low**

- 1, 3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1, 3 Victims of domestic violence
- 1, 3 Substandard housing  
Homelessness
- 1, 3 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1, 3 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

1, 2 Victims of domestic abuse who are returning to Scott County from a Fayette County Abuse Center that have been referred by staff of the Department of Social Services.

1, 3 Any adult member of the household residing in Scott County is currently employed or if the head or sole member is elderly or receiving specific disability payments.

- 1, 4 Families who live in the administrative jurisdiction of Georgetown or Scott County, who have not relocated to this administrative jurisdiction for the sole purpose of qualifying for a local preference.
- 1, 5 Families who live out side the administrative jurisdiction of Georgetown or Scott County.
- 1, 6 Applicants once house Public Housing and Current residents of the Georgetown Housing Authority.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

2. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

A. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
  
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
  
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service

- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)

Any changes in income or family composition

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA’s payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR

- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. File Name: **Attachment Q**
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	328 units	31%
Section 8 Vouchers	301 units	9%
Section 8 Certificates	N/A	1%
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA
Public Housing Drug Elimination Program (PHDEP)	328	NA
ROSS	328	NA
FSS	32	5%
Other Federal Programs(list individually)		

**C. Management and Maintenance Policies**

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)

- A. Admissions & Continued Occupancy Policy
- B. Blood Borne Disease Policy
- C. Capitalization Policy
- D. Check Signing Policy
- E. Criminal Records management Policy
- F. Disposition Policy
- G. Drug Free Workplace Policy
- H. Equal Housing Opportunity Policy
- I. Ethics Policy
- J. Facilities Management Policy
- K. Funds Transfer Policy
- L. Hazardous Materials Policy
- M. Investment Policy
- N. Maintenance Policy
- O. Natural Disaster Policy
- P. Personnel Policy
- Q. Pest Control Policy
- R. Procurement Policy

(2) Section 8 Management: (list below)

- A. Section 8 Administrative Plan
- B. FSS Action Plan

## 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### A. Public Housing

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

## B. Section 8 Tenant-Based Assistance

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)

## 7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### (1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at **Attachment B**

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### (2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at **Attachment C**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

- Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

## **9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will

apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

**2. Activity Description**

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity

description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## 11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

### A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

#### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development

Total development

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA-established eligibility criteria

Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY  
July 1, 2001

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>IMPACT Center</i>	<i>600</i>	<i>Random Selection</i>	<i>Scroggin Park Site</i>	<i>Public Housing &amp; Section 8</i>

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)10/01/00
Public Housing		
Section 8	37	32

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)  
Domestic violence

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

- Project KY061-001 – Scroggin Park, Main, Teddy & Lynn and Washington Street
- Project KY061-002 – Washington Heights and Northern Heights
- Project KY061-003 – Prather Place

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

- Project KY061-001 – Scroggin Park, Main, Teddy & Lynn and Washington Street
- Project KY061-002 – Washington Heights and Northern Heights
- Project KY061-003 – Prather Place

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

- Project KY061-001 – Scroggin Park, Main, Teddy & Lynn and Washington Street
- Project KY061-002 – Washington Heights and Northern Heights
- Project KY061-003 – Prather Place

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

See Attachment N

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

- 1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
- 2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
- 3.  Yes  No: Were there any findings as the result of that audit?
- 4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
- 5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)? \_\_\_\_\_

**17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

- 1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating,

capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?  
**Attachment H – Resident Advisory Board Membership**

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at **Attachment (File name) I**
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary. **See Attachment I**
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

### **B. Description of Election process for Residents on the PHA Board (See Attachment O)**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe) Appointed by Mayor

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list) Appointed by Mayor

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list) Appointed by Mayor

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) Commonwealth of Kentucky

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Maintain quality affordable housing in Georgetown.

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Maintenance of affordable housing of good quality.

**D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

## Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A	Supporting Documents
Attachment B	CFP 2002 Annual Statement
Attachment C	CFP 5-Year Action Plan
Attachment D	CFP 2001 P & E Report
Attachment E	CFP 2000 P & E Report
Attachment F	CFP 1999 P & E Report
Attachment G	PHDEP Template (Not Applicable)
Attachment H	Resident Advisory Board Membership
Attachment I	Resident Advisory Board Recommendations & Response
Attachment J	Criteria for Substantial Amendments or Modifications or Significant Deviations
Attachment K	Deconcentration & Income Mixing
Attachment L	Voluntary Conversion Required Initial Assessment
Attachment M	Description of Implementation of Community Service
Attachment N	Description of the PHA's Pet Policy
Attachment O	Resident Membership of the PHA Governing Board
Attachment P	Board Approved Operating Budget

**Attachment A**  
**Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
<b>X</b>		
<b>X</b>	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
<b>X</b>	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
<b>X</b>	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b>	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

### List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing

### List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
<b>X</b>	Community Service Policy	Annual Plan
<b>X</b>	Pet Policy	Annual Plan
<b>X</b>	Voluntary Conversion Required Initial Assessment	Annual Plan
<b>X</b>	Deconcentration Analysis	Annual Plan

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
<b>PHA Name:</b> Georgetown Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY36P06150102</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2002</b>	
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	20,000				
3	1408 Management Improvements Soft Costs	55,000				
	Management Improvements Hard Costs					
4	1410 Administration	58,822				
5	1411 Audit	2,500				
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	451,900				
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1502 Contingency					
	Amount of Annual Grant: (sum of lines.....)	588,222				
	Amount of line XX Related to LBP Activities					
	Amount of line XX Related to Section 504 compliance					
	Amount of line XX Related to Security –Soft Costs					

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> <b>Georgetown Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY36P06150102</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2002</b>
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**Original Annual Statement**  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement (revision no:     )**  
 **Performance and Evaluation Report for Period Ending:**  **Final Performance and Evaluation Report**

<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Georgetown Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>KY36P06150102</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<b>KY061-01</b>	Install Air Conditioning (A)	1460	Lump	191,900				
(A) Scroggin Park								
(B) Main, Teddy & Lynn								
(C) Washington Street								
<b>KY061-02</b>	Air Conditioning (A) & (B)	1460	Lump	60,000				
Washington Heights (A)								
Northern Heights (B)								
<b>KY061-03</b>	New Furnaces & Air Conditioning	1460	91	200,000				
Prather Place								
<b>PHA Wide</b>	Operations	1406	Lump	20,000				
	Police "Foot Patrol"	1408	Lump	20,000				
	IMPACT Salaries	1408	Lump	30,000				
	RIC Activities	1408	Lump	5,000				
	CFP Salaries	1410	Lump	57,322				
	Training & Travel	1410	Lump	1,000				
	Printing & Advertising	1410	Lump	500				
	Audit	1411	Lump	2,500				



**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name <b>Georgetown Housing Authority</b>		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: <b>2003</b> PHA FY: <b>10-01-03</b>	Work Statement for Year 3 FFY Grant: <b>2004</b> PHA FY: <b>10-01-04</b>	Work Statement for Year 4 FFY Grant: <b>2005</b> PHA FY: <b>10-01-05</b>	Work Statement for Year 5 FFY Grant: <b>2006</b> PHA FY: <b>10-01-06</b>
	Annual Statement				
<b>KY061-01</b>		<b>200,000</b>	<b>121,900</b>	<b>122,735</b>	<b>148,000</b>
<b>KY061-02</b>		<b>51,900</b>	<b>100,000</b>	<b>99,165</b>	<b>99,165</b>
<b>KY061-03</b>		<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>174,735</b>
<b>PHA Wide</b>		<b>136,322</b>	<b>166,322</b>	<b>166,322</b>	<b>166,322</b>
Total CFP Funds (Est.)		<b>588,222</b>	<b>588,222</b>	<b>588,222</b>	<b>588,222</b>
Total Replacement Housing Factor Funds					



**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <b>2</b> FFY Grant: <b>2003</b> PHA FY: <b>10-01-03</b>			Activities for Year: <b>3</b> FFY Grant: <b>2004</b> PHA FY: <b>10-1-04</b>		
<b>See Annual Statement</b>	<b>Development KY061-03 Prather Place (A)</b>	<b>Description of Work Item</b>	<b>Estimated Cost</b>	<b>Development KY061-03 Prather Place (A)</b>	<b>Description of Work Item</b>	<b>Estimated Cost</b>
	(A)	New Windows	200,000	(A)	New Baseboards	30,000
					New Windows	50,000
					Landscape	50,000
					Picnic Shelter	20,000
					New Rear Screen Doors	20,000
					Playground Equipment	30,000
	<b>Development PHA Wide</b>	<b>Description of Work Item</b>	<b>Estimated Cost</b>	<b>Development PHA Wide</b>	<b>Description of Work Item</b>	<b>Estimated Cost</b>
		Operations	20,000		Operations	30,000
		Police Foot patrol	20,000		Police Foot Patrol	30,000
		IMPACT Training Center Salaries	30,000		IMPACT Training Center Salaries	35,000
		Resident Initiatives Activities	5,000		Resident Initiatives Activities	5,000
		CFP Cost-Allocated Salaries	57,322		CFP Cost-Allocated Salaries	57,322
		Training & Travel	1,00		Training & Travel	1,00
		Printing & Advertising	500		Printing & Advertising	500
		Audit	2,500		Audit	2,500
					Office Equipment	2,500
					Maintenance Equipment	2,500

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <b>4</b> FFY Grant: <b>2005</b> PHA FY: <b>10-01-05</b>			Activities for Year: <b>5</b> FFY Grant: <b>2006</b> PHA FY: <b>10-01-06</b>		
<b>See Annual Statement</b>	<b>Development KY061-01</b> Scroggin Park (A) Main, Teddy & Lynn (B) Washington Street (C)	<b>Description of Work Item</b>	<b>Estimated Cost</b>	<b>Development KY061-01</b> Scroggin Park (A) Main, Teddy & Lynn (B) Washington Street (C)	<b>Description of Work Item</b>	<b>Estimated Cost</b>
	(A, B & C)	Energy Efficient Shower Heads	10,000	( A & B)	Upgrade Electrical Service	30,000
	(A, B & C)	Install Safety Railing	34,735	( A & B)	Repave Parking Lots	20,000
	(A, B & C)	New Front Doors	25,000	( A & B)	New Window Blinds	10,000
	(A, B & C)	Landscape	40,000	(A)	Remodel Community Room	10,000
	(A & B)	New Closet Doors	10,000	(B)	Playground Equipment	48,000
	(A)	Message Board for Admin Bldg.	5,000	(A & B)	Washer/Dryer Hookups	30,000
	(A)	Roofing & Guttering Admin. Bldg.	5,000			
	(C)	Renovate Community Room	33,000			
	<b>KY061-02</b> Washington Heights (A) Northern Heights (B)	<b>Description of Work Item</b>	<b>Estimated Cost</b>	<b>KY061-02</b> Washington Heights (A) Northern Heights (B)	<b>Description of Work Item</b>	<b>Estimated Cost</b>
	(A & B)	New Kitchen Stoves	20,000	(A & B)	Upgrade Electrical Service	10,000
	(A & B)	Install Safety Railing	20,000	(A)	Repave Parking Lots	20,000
	(A & B)	Concrete Replacement	15,000	(A & B)	New Window Blinds	20,000
	(A & B)	New Flooring	20,000	(A & B)	New Grills	9,165
	(A & B)	New leaf Guards	15,000	(A)	Re-roofing & Guttering	20,000
	(A & B)	Bathroom Vanities	9,165	(A & B)	Washer/Dryer Hookups	20,000

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <b>4</b> FFY Grant: <b>2005</b> PHA FY: <b>10-01-05</b>			Activities for Year: <b>5</b> FFY Grant: <b>2006</b> PHA FY: <b>10-01-06</b>		
<b>See Annual Statement</b>	<b>Development KY061-03 Prather Place (A)</b>	<b>Description of Work Item</b>	<b>Estimated Cost</b>	<b>Development KY061-03 Prather Place (A)</b>	<b>Description of Work Item</b>	<b>Estimated Cost</b>
	(A)	New Kitchen Stoves	20,000	(A)	Trim Trees	10,000
	(A)	Install Safety Railing	30,000	(A)	Replace Flooring	44,735
	(A)	Energy Efficient Shower Heads	10,000	(A)	New Window Blinds	20,000
	(A)	Fence Drainage Ditches	30,000	(A)	Security Lighting	20,000
	(A)	Building Basketball Courts	15,000	(A)	Picnic Shelter	20,000
	(A)	Replace Refrigerators	25,000	(A)	Bathroom Vanities	10,000
	(A)	Boundary Fence	40,000	(A)	Tub Surrounds	10,000
	(A)	Washer/Dryer Hookups	30,000	(A)	Cabinets & Countertops	40,000
	<b>Development PHA Wide</b>	<b>Description of Work Item</b>	<b>Estimated Cost</b>	<b>Development PHA Wide</b>	<b>Description of Work Item</b>	<b>Estimated Cost</b>
		Operations	30,000		Operations	30,000
		Police Foot Patrol	30,000		Police Foot Patrol	30,000
		IMPACT Training Center Salaries	35,000		IMPACT Training Center Salaries	35,000
		Resident Initiatives Activities	5,000		Resident Initiatives Activities	5,000
		CFP Cost Allocated Salaries	57,322		CFP Cost Allocated Salaries	57,322
		Training & Travel	1,000		Training & Travel	1,000
		Printing & Advertising	500		Printing & Advertising	500
		Audit	2,500		Audit	2,500
		Office Equipment	2,500		Office Equipment	2,500
		Maintenance Equipment	2,500		Maintenance Equipment	2,500

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Georgetown Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY36P06150101</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2001</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **03-31-2002**  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	40000			
3	1408 Management Improvements Soft Costs	75000		50000	400.00
	Management Improvements Hard Costs				
4	1410 Administration	64407		64407	24447.40
5	1411 Audit	2500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	58165			
10	1460 Dwelling Structures	386000		78093	9402.12
11	1465.1 Dwelling Equipment—Nonexpendable	3000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	15000		7500	7052.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	<b>644072</b>		<b>200000</b>	<b>41301.52</b>
	Amount of line XX Related to LBP Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> <b>Georgetown Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY36P06150101</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2001</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **03-31-2002**  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Georgetown Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>KY36P06150101</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
<b>KY061-01</b> Scroggin Park (A) Main, Teddy & Lynn (B) Washington St. (C)	Landscape (A, B & C)		1450	Lump	10000				Scheduled
	Trim Trees (A, B & C)		1450	Lump	3,000				Scheduled
	Boundary Fence (A)		1450	Lump	15,000				Scheduled
	Replace Windows (C)		1460	Lump	20,000				Scheduled
	Air Conditioning (B & C)		1460	Lump	60,000		60,000		Scheduled
	New Front Doors (A, B & C)		1460	Lump	25,000				Scheduled
	New Rear Screen Doors (A, B & C)		1460	Lump	15,000				Scheduled
<b>KY061-02</b> Washington Heights (A) Northern Heights (B)	Landscape (A & B)		1450	Lump	3,165				Scheduled
	Trim Trees (A & B)		1450	Lump	2,000				Scheduled
	Replace Windows (A)		1460	32	60,000				Scheduled
	Air Conditioning (A & B)		1460	84	100,000				Scheduled
	Replace Cabinets/Countertops (A)		1460	Lump	35,000		18,093	9,402.12	On Schedule
	New Front Doors (A & B)		1460	Lump	18,000				Scheduled
	New Rear Screen Doors (A & B)		1460	Lump	15,000				Scheduled

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Georgetown Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>KY36P06150101</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
<b>KY061-3</b>	Landscape		1450	Lump	10,000				Scheduled
<b>Prather Place</b>	Boundary Fence		1450	Lump	15,000				Scheduled
	New Front Doors		1460	Lump	20,000				Scheduled
	New Rear Screen Doors		1460	Lump	18,000				Scheduled
	New Kitchen Stoves		1465.1	Lump	3,000				Scheduled
<b>PHA Wide</b>	Operations		1406	Lump	40,000				
	Police Foot Patrols		1408	Lump	33,000		33,000		Scheduled
	IMPACT Salaries		1408	Lump	37,000		12,000		Scheduled
	RIC Activities		1408	Lump	5,000		5,000	400.00	On Schedule
	CFP Salaries		1410	Lump	62,407		62,407	24,447.40	On Schedule
	Training & Travel		1410	Lump	1,500		1,500		Scheduled
	Printing & Advertising		1410	Lump	500		500		Scheduled
	Audit		1411	Lump	2,500				Scheduled
	Office Equipment		1475.1	Lump	5,000				Scheduled
	Maintenance Equipment (Mower)		1475.2	Lump	7,500		7,500	7,052.00	Completed
	Maintenance Equipment (Force Acct. Truck)		1475.7	1	2,500				Scheduled



Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <b>Georgetown Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>KY36P06150100</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2000</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>03-31-2002</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	75,000	87,000	87,000	87,000.00
3	1408 Management Improvements Soft Costs	75,000	63,500	63,500	41,172.90
	Management Improvements Hard Costs				
4	1410 Administration	63,131	63,131	63,131	63,131.00
5	1411 Audit	2,500	2,500	2,000	1,955.98
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	63,000	87,500	53,300	19,581.90
10	1460 Dwelling Structures	302,188	250,188	230,188	96,254.30
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures		20,000	68,000	67,728.50
13	1475 Nondwelling Equipment	50,500	57,500	64,200	64,153.64
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	<b>631,319</b>	<b>631,319</b>	<b>631,319</b>	<b>440,978.22</b>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> <b>Georgetown Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY36P06150100</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2000</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 2)  
 Performance and Evaluation Report for Period Ending: **03-31-2002**  Final Performance and Evaluation Report

<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Georgetown Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>KY36P06150100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
<b>KY061-01</b> Scroggin Park (A) Main, Teddy & Lynn (B) Washington St. (C)	Landscape (A, B & C)	1450	Lump	30,000	30,000	30,000.00	793.94	On Schedule	
	Security Lighting (A, B & C)	1450	Lump	0	5,000	4,000.00	3,959.96	Completed	
	Sewer Line Repairs (A)	1450	Lump	0	5,000	3,000.00	2,948.75	Completed	
	Wall Panels for Bus Shelters (A)	1450	Lump	0	2,000	3,100.00	3,033.00	Completed	
	Replace Windows (B)	1460	Lump	70,188	47,188	37,188.00		Scheduled	
	Termite Treatments (A, B & C)	1460	Lump	20,000	20,000	22,500.00	22,500.00	Completed	
	Digital Electric Meters (A, B & C)	1460	Lump	0	2,000	3,000.00	3,000.00	Completed	
	Fire Extinguishers (A, B & C)	1460	Lump	0	2,000	2,000.00		Scheduled	
	Lead Based Paint Testing	1460	Lump	0	1,000	1,000.00		Scheduled	
	Install AC in Day Care (A)	1460	1	0	1,250	1,250.00	1,250.00	Completed	
Emergency Termite Repairs (A)	1460	Lump	0	36,000	36,000.00	35,957.80	Completed		
Enlarge Storage Area (A)	1470	Lump	0	20,000	68,000.00	67,728.50	Completed		
<b>KY061-02</b> Washington Heights (A) Northern Heights (B)	Landscape (A & B)	1450	Lump	15,000	15,000	0		Scheduled	
	Security Lighting (A & B)	1450	Lump	0	5,000	0		Scheduled	
	Wall Panels for Bus Shelters (B)	1450	1	0	2,500	3,000.00	2,948.75	Completed	
	Replace Windows (B)	1460	52	125,000	80,000	79,170.00		Scheduled	
	Replace Vinyl Siding (B)	1460	Lump	60,000	20,750	6,531.50		Scheduled	
	Termite Treatments (A & B)	1460	Lump	17,000	17,000	17,850.00	17,850.00	Completed	
	Digital Electric Meters (A & B)	1460	Lump	0	2,000	3,000.00	3,000.00	Completed	
	Fire Extinguishers-Kitchen (A & B)	1460	Lump	0	2,000	2,000.00		Scheduled	
	Lead Based Paint Testing	1460	Lump	0	1,000	1,000.00		Scheduled	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Georgetown Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>KY36P06150100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
<b>KY061-03 Prather Place</b>	Landscape		1450	Lump	18,000	18,000	2,500.00		Scheduled
	Wall Panels for Bus Stop Shelters		1450	Lump	0	2,000	5,900.00	5,897.50	Completed
	Security Lighting		1450	Lump	0	3,000	1,800.00		Scheduled
	Termite Treatments		1460	91	10,000	8,330	8,330.00	8,328.00	Completed
	Digital Electric Meters		1460	Lump	0	3,000	2,788.50	2,788.50	Completed
	Fire Repairs to 612 George Martin		1460	1	0	3,000	3,000.00		Scheduled
	Fire Extinguishers for Kitchen		1460	Lump	0	2,000	2,000.00		Scheduled
	Install A/C in 612 George Martin		1460	1	0	1,670	1,580.00	1,580.00	Completed
<b>PHA Wide</b>	Operations (Contract Mowing)		1406	Lump	40,000	0	0	0	Deleted
	Operations (Salaries)		1406	Lump	25,000	0	0	0	Deleted
	Operations (General Budget)		1406	Lump	10,000	87,000	87,000.00	87,000.00	Completed
	Resident Jobs Training Salaries		1408	Lump	20,000	12,000	12,000.00	6,784.97	Completed
	Police Foot Patrols		1408	Lump	25,000	25,000	29,500.00	29,406.68	Completed
	IMPACT Salaries		1408	Lump	15,000	18,852	14,352.60		Scheduled
	RIC Activities		1408	Lump	5,000	7,500	7,500.00	4,833.85	Scheduled
	Correction		1408	Lump	0	148	147.40	147.40	Completed
	Staff Training & Travel		1408	Lump	10,000	0	0	0	Deleted
	CFP Salaries		1410	Lump	60,881	60,881	60,513.44	60,513.44	Completed
	Training & Travel		1410	Lump	2,000	2,000	2,324.76	2,324.76	Completed
	Printing & Advertising		1410	Lump	250	250	292.80	292.80	Completed
	Audit		1411	Lump	2,500	2,500	2,000.00	1,955.98	Completed
Office Equipment (Computer Equip.)		1475.1	Lump	3,000	2,000	7,895.00	7,867.18	Completed	
Maintenance Equip. (MADVAC)		1475.2	Lump	47,500	33,000	32,900.00	32,890.47	Completed	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Georgetown Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>KY36P06150100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
	Maintenance Equip. (Storage Racks)		1475.2	2	0	1,000	2,090.00	2,080.99	Completed
	Vehicle for CFP Manager		1475.2	1	0	21,500	21,315.00	21,315.00	Completed
<b>TOTALS</b>					<b>631,319</b>	<b>631,319</b>	<b>631,319</b>	<b>631,319</b>	



<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
<b>PHA Name:</b> Georgetown Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY036P061707-99</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>1999</b>	
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements Soft Costs	110,000	84,070	84,070.23	84,070.23	
	Management Improvements Hard Costs					
4	1410 Administration	46,589	46,589	46,589.00	46,589.00	
5	1411 Audit	1,700	1,700	1,700.00	1,172.00	
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	59,603	37,422	37,422.00	30,480.72	
10	1460 Dwelling Structures	214,500	246,600	246,599.77	200,784.05	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	5,000	6,811	6,811.00	6,810.71	
13	1475 Nondwelling Equipment	28,500	42,700	42,700.00	42,459.98	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1502 Contingency					
	Amount of Annual Grant: (sum of lines.....)	<b>465,892</b>	<b>450,892</b>	<b>465,892.00</b>	<b>412,366.69</b>	
	Amount of line XX Related to LBP Activities					

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> <b>Georgetown Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>KY036P061707-99</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>1999</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Georgetown Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>KY36P061707-99</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
<b>KY061-01</b> Scroggin Park (A) Main, Teddy & Lynn (B) Washington St. (C)	Concrete Replacement (A, B & C)	1450	Lump	5,000	12,400.00	12,400.00	12,341.36	Completed	
	Replace Safety Railings (A, B & C)	1450	Lump	22,500	4,600.00	4,600.00	344.46	Scheduled	
	Build Boundary Fence (A)	1450	Lump	5,000	11,500.00	11,500.00	11,482.05	Completed	
	Replace Kitchen Cabinets & Countertops (A & C)	1460	111	75,000	48,535.00	29,735.00		Scheduled	
	Emergency Rehab of Unit 420 – Damaged by Termites (C)	1460	1	6,500	1,170.00	1,170.00	1,169.30	Completed	
	Replace Front Screen Doors (B & C)	1460	42	10,000	10,000.00	10,000.00	10,000.00	Completed	
	Audio Smoke/Carbon Monoxide Detectors (A, B & C)	1460	Lump	0	28,500.00	28,500.00	28,321.67	Completed	
<b>KY061-02</b> Washington Heights (A) Northern Heights (B)	Concrete Replacement (A & B)	1450	Lump	3,000	3,000.00	3,100.00	3,067.86	Completed	
	Trim Trees (A & B)	1450	Lump	0	2,200.00	3,150.00	3,150.00	Completed	
	Replace Safety Railing (A)	1450	Lump	14,103	3,722.00	2,672.00	94.99	On Schedule	
	Replace Kitchen Cabinets & Countertops (B)	1460	52	40,000	25,000.00	12,600.00	12,500.17	Completed	
	Replace Front Screen Doors (A & B)	1460	Lump	20,000	20,000.00	20,000.00	20,000.00	Completed	
	Replace Awnings (B)	1460	Lump	27,000	15,000.00	14,929.77		Scheduled	
	Audio Smoke/Carbon Monoxide Detectors (A & B)	1460	Lump	0	21,000.00	21,000.00	20,924.69	Completed	
	Re-roof Community Room (A)	1470	1	5,000	6,811.00	6,811.00	6,810.71	Completed	

**Annual Statement/Performance and Evaluation Report**  
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**Part II: Supporting Pages**

PHA Name: <b>Georgetown Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>KY36P061707-99</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
<b>KY061-03 Prather Place</b>	Concrete Replacement		1450	Lump	2000	0	0	0	Deleted
	Boundary Fence		1450	Lump	8000	0	0	0	Deleted
	Replace Front Screen Doors		1460	Lump	21000	21000.00	21000.00	20395.05	Completed
	Replace Upstairs Flooring		1460	10	15000	1500.00	2000.00	1913.58	Completed
	Audio Smoke/Carbon Monoxide Detectors		1460	Lump	0	12100.00	15000.00	14978.03	Completed
	Re-Roofing & Venting		1460	Lump	0	26400.00	69200.00	69116.56	Completed
	New AC in 612 George Martin –Fire Unit		1460	1	0	1465.00	1465.00	1465.00	Completed
<b>PHA Wide</b>	CGP Software		1408	Lump	1000	0	0	0	Deleted
	Jobs Training Salaries		1408	Lump	24000	35446.08	35446.08	35446.08	Completed
	Police Foot Patrols		1408	Lump	35000	33000.00	40319.07	40319.07	Completed
	IMPACT Training Salaries		1408	Lump	40000	24553.92	1449.53	1449.53	Completed
	RIC Activities		1408	Lump	10000	6000.00	6855.55	6855.55	Completed
	CGP Cost-Allocated Salaries		1410	Lump	44589	45936.80	45936.80	45936.80	Completed
	Training & Travel		1410	Lump	1500	0	0	0	Deleted
	Printing & Advertising		1410	Lump	500	652.20	652.20	652.20	Completed
	Audit		1411	Lump	1700	1700.00	1700.00	1172.00	Completed
	Office Equipment (Printer-Monitor)		1475.1	Lump	0	1100.00	1100.00	1060.15	Completed
	Maintenance Equipment (Mower-Sweeper)		1475.2	Lump	2500	1425.00	1425.00	1416.96	Completed
	Washers/Dryers for Laundromat		1475.3	20	0	15400.00	15400.00	15279.67	Completed
	New Service Truck		1475.7	1	26000	24775.00	24775.00	24703.20	Completed

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Georgetown Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>KY36P061707-99</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost  Original      Revised	Total Actual Cost  Obligated      Expended	Status of Work

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Georgetown Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>KY36P061707-99</b> Replacement Housing Factor No:			Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual	
<b>KY061-01</b>	<b>03-30-01</b>		<b>2-15-01</b>	<b>9-30-02</b>			
<b>KY061-02</b>	<b>03-30-01</b>		<b>2-15-01</b>	<b>9-30-02</b>			
<b>KY061-03</b>	<b>03-30-01</b>		<b>2-15-01</b>	<b>9-30-02</b>			
<b>PHA Wide</b>	<b>03-30-01</b>		<b>2-15-01</b>	<b>9-30-02</b>			



## **Public Housing Drug Elimination Program Plan**

Due to the elimination of this program, the PHDEP template is not required.

## Resident Advisory Board Membership

The following individuals are members of the Resident Advisory Board:

Anna Williams	175 Scroggin Park	863-1564
Keri Heavener	157 Scroggin Park	867-0635
Shirley Hall	621 Prather Place	None
Duane Liebschwager	761 Prather Place	570-5998
Randy Berganer	771 Prather Place	None
Mary NeCamp	606 Prather Place	270-0862
Karen McKenney	124 Scroggin Park	863-7339
John Walker	763 Prather Place	868-7573
Kitty Lane (Section 8)	101 Elm Court	863-3628

## **Resident Advisory Board Recommendations and PHA Response**

The following outlines recommendations made by the Resident Advisory Board and the Housing Authority's response:

- Playground upgrade
- Replacement of bi-fold closet doors
- New commodes
- Correct sewer odor
- Repair sink holes in yards
- Install fire extinguishers
- Issue laundry key to each head of household

### **Housing Authority Response**

All suggestions will be considered for future years funding or completed through routine maintenance.

## **Criteria for Significant Amendment and Substantial Modification**

The following criteria were adopted as a part of the 2001 Agency Plan Update as the definition for significant amendment or modification to the Housing Authority's Agency Plan:

### **A. Substantial Deviation from the 5-year Plan:**

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Additions of new activities not included in the current PHDEP Plan;
- And any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

### **B. Significant Amendment or Modification to the Annual Plan:**

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Additions of new activities not included in the current PHDEP Plan;
- And any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

## Deconcentration & Income Mixing

**Attachment:**   K                        **Deconcentration and Income Mixing**

**Component 3, (6) Deconcentration and Income Mixing**

- a.  Yes     No:    Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes     No:    Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any)[see step 4 at §903.2©(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2©(1)(v)]

## Voluntary Conversion Initial Assessments

### Component 10 (B) Voluntary conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessment: Three
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects?) None
- c. How many Assessments were conducted for the PHA's covered developments? One
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

## Community Service

A Community Service Policy was adopted and implemented 10-1-01. The policy have been rescinded with adoption of the following resolution.

**Resolution No.**  
**Suspension of Community Service Requirement**

**WHEREAS**, the 2002 HUD Appropriations Act has suspended the 8-hour community service requirement for Housing Authority residents;

**NOW THEREFORE BE IT RESOLVED**, the Georgetown Housing Authority Board of Commissioners do hereby suspend enforcement of the 8-hour community service requirement 30 days from today's date and will not enforce this provision of our Admissions and Continued Occupancy Policy.

**FURTHER BE IT RESOLVED**, this action shall remain in effect so long as Congress provides for the option of not enforcing this requirement.

**FURTHER BE IT RESOLVED**, the Housing Authority Board of Commissioners encourages our public housing residents to both participate in their community and enhance their self-sufficiency skills in a truly voluntary manner.

Approved this 27th day of March, 2002.

\_\_\_\_\_  
s/Henry Hall  
Signature of Chairperson

ATTEST:

\_\_\_\_\_  
S/Harry Dickerson  
Secretary Treasurer

## **Pet Policy Summary**

The following is a brief summary of the Housing Authority's Pet Policy requirements:

The Housing Authority's Pet Policy allows for pet ownership with pre-approval of the Housing Authority and upon execution of a Pet Agreement. Residents are responsible for damages caused by the pet. The policy allows for common household pets with restrictions on number and size of the pet. Payment of a pet deposit is required and varies according to the pet owned. Deposits for dogs or cats made be paid in four equal installments. Deposits for other pets must be made in one payment.

## Resident Membership PHA Governing Board

### Required Attachment   O  : Resident Member on the PHA Governing Board

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)
- A. Name of resident member(s) on the governing board: **Anna Burrows**
- B. How was the resident board member selected: (select one)?  
 Elected  
 Appointed
- C. The term of appointment is (include the date term expires): **07-2003**
2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?  
 the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis  
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.  
 Other (explain):
- B. Date of next term expiration of a governing board member: **03-31-02**
- C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Mayor Everett Varney**

## **Board Approved Operating Budget**

*(For troubled or at risk of being troubled PHA's only)*

The Georgetown Housing Authority is not troubled or at risk of being troubled. Operating Budget is not attached.

**Attachment Q**





