

PHA 5-Year and Annual Plan

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

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: <u>GEORGETOWN HOUSING AUTHORITY</u> PHA Code: <u>SC028</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>294</u> Number of HCV units: <u>163</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <ul style="list-style-type: none"> • Goals and Objectives are described in Attachment "A" • 5-Year Goals and Objectives Progress Report is set forth on Attachment "B" 				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: A response is not required as the Housing Authority of the City of Georgetown, SC is a "qualified public housing agency" under Sections 2701 and 2702 of Title VII of the <i>Housing and Economic Recovery Act of 2008</i> (Pub. L. 110-289, H.R. 3221) and HUD Notice PIH 2008-41(HA). (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The 5-Year and Annual PHA Plans are available for at the GHA Admin Offices located at 1 Lincoln Street, Georgetown SC.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. A response is not required as the Housing Authority of the City of Georgetown, SC is a "qualified public housing agency" under Sections 2701 and 2702 of Title VII of the <i>Housing and Economic Recovery Act of 2008</i> (Pub. L. 110-289, H.R. 3221) and HUD Notice PIH 2008-41(HA).				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attachment "I"				

8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See Attachment "J"</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>A response is not required as the Housing Authority of the City of Georgetown, SC is a "qualified public housing agency" under Sections 2701 and 2702 of Title VII of the <i>Housing and Economic Recovery Act of 2008</i> (Pub. L. 110-289, H.R. 3221) and HUD Notice PIH 2008-41(HA).</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>A response is not required as the Housing Authority of the City of Georgetown, SC is a "qualified public housing agency" under Sections 2701 and 2702 of Title VII of the <i>Housing and Economic Recovery Act of 2008</i> (Pub. L. 110-289, H.R. 3221) and HUD Notice PIH 2008-41(HA).</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. See Attachment "B"</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>A response is not required as the Housing Authority of the City of Georgetown, SC is a "qualified public housing agency" under Sections 2701 and 2702 of Title VII of the <i>Housing and Economic Recovery Act of 2008</i> (Pub. L. 110-289, H.R. 3221) and HUD Notice PIH 2008-41(HA).</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

**5-YEAR PLAN FOR FISCAL YEAR 2010
(HUD LOCAL SUBMISSION)**

HOUSING AUTHORITY OF THE CITY OF GEORGETOWN, SC

INDEX OF ATTACHMENTS

<u>Attachment</u>	<u>Description</u>
Attachment "A"	Section 5.2 – 5-Year Goals and Objectives
Attachment "B"	Section 5.2 – 5-Year Goals and Objectives Progress Report (FY2005 – FY2009)
Attachment "C"	Section 11.0(a) – PHA Certifications of Compliance with the PHA Plans and Related Regulations, form HUD-50077
Attachment "D"	Section 11.0(b) – Certification for a Drug-Free Workplace, form HUD-50070
Attachment "E"	Section 11.0(c) – Certification of Payments to Influence Federal Transactions, form HUD-50071
Attachment "F"	Section 11.0(d) – Disclosure of Lobbying Activities, form SF-LLL
Attachment "G"	Section 11.0(f) – Resident Advisory Board ("RAB") comments
Attachment "H"	Section 11.0(g) – Challenged Elements
Attachment "I"	Section 8.1 and Section 11.0(h) - <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1 <ul style="list-style-type: none">• FY 2008 CFP Report• FY 2009 ARRA Report• FY 2009 CFP Reports• FY 2010 CFP Reports
Attachment "J"	Section 8.2 and Section 11.0(i) - <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2

ATTACHMENT "A"

Section 5.2 – 5-YEAR GOALS AND OBJECTIVES

The following represents the Housing Authority of the City of Georgetown's (the "Authority") quantifiable goals and objectives designed to allow the Authority to serve the needs of low-income and very low-income, and extremely low-income families over the next five years. The Authority reserves the right to enhance or modify these goals based on the programmatic requirements mandated by the U.S. Department of Housing and Urban Development, financial constraints, and/or the changing needs of families located within the jurisdiction of the Authority.

EXECUTIVE OVERVIEW OF FY2010 – FY2014 5-YEAR GOALS

The Housing Authority of the City of Georgetown's ("the Authority") FY2010 – FY2014 5-Year Goals highlight the Authority's continued desire to upgrade its housing, resources and community partnerships. This upgrade supports the Authority's housing related efforts designed to move eligible residents in public housing toward homeownership and return the use its housing as a catalyst toward empowerment of qualified residents. While the Authority will maintain an emphasis on serving the elderly and disabled residents and modernizing its facilities, it seeks to provide able-bodied resident families with the training, skills, encouragement and incentives to move "out of public housing into homeownership". With this initiative and its other activities, the Authority looks to "change the face of public housing in the Low Country, one family at a time!"

The Authority's 5-Year Goals can be summarized under the five (5) broad categories of: Homeownership Initiatives, Develop a Strategic Plan for Modernization and Possible Redevelopment Activities, Enhance Management and Maintenance Operations, and Develop Additional Financial Resources. Highlights and the Authority's expected overall emphases under each of these headings follow:

- 1. Develop Strategic Plan for Modernization and Possible Redevelopment Activities.**
 - A. Modernize Viable Communities. Subject to funding availability, the Authority will continue working incrementally toward the modernization of its viable communities. This will include: replacement of exterior doors and frames, installation of security window screens, Section 504 and accessibility upgrades to the Community Center and certain units within the Authority's inventory, range hoods upgrades, electrical upgrades, floor tile replacement, kitchen cabinets replacement and other improvements designed to enhance the marketability, curb appeal, and viability of the communities along with the living conditions of residents.
 - B. Develop Strategic Redevelopment and Modernization Plan. The Authority will explore the development a Strategic Redevelopment and Modernization Plan ("Strategic Plan") that will guide the Authority's redevelopment and modernization initiatives into the foreseeable future.
 - C. Partnership Development. The Authority will begin exploring strategic partnerships between the Authority and the City of Georgetown, County of Georgetown, USDA, South Carolina State Housing Finance and Development Authority, and local banks for the development of additional affordable housing resources in and about the City of Georgetown.
 - D. Allocation of Additional ARRA and/or CFP Resources. Should the Authority secure or be granted additional CFP and/or American Recovery and Reinvestment Act ("ARRA") or similar HUD or federal funds, the Authority will use such funds to continue energy conservation efforts at its properties focusing particularly on electric, gas and water consumption reductions. The Authority will use the funds for insulation solutions, windows, etc. The Authority will also use Blower door

tests on units to determine air infiltration concerns and address those concerns with energy saving technologies.

2. Enhance Management and Maintenance Operations.

Implementation of key management improvement strategies designed to increase the capacity of staff members to serve residents more effectively. This will include staff training on HUD compliance related matters, resident training and self-sufficiency empowerment, customer service and similar business training. The Authority will also explore increasing staff to bring greater and increased service capacity.

- A. Revise Management Documents. The Authority will also look toward the continued refinement of its Admissions and Continued Occupancy Policy ("ACOP"), Lease and other key documents to support its Homeownership, education and life-style independence initiatives.
- B. Continue Strict Lease Enforcement. The Authority will continue the implementation and strict enforcement of its leasing documents requiring residents to adhere to the strict requirements of the Lease.
- C. Revise Standard Operating Procedures. The Authority will continue the revision of the Authority's Standard Operating Procedures ("SOPs") to more closely approximate the actual "best practices" of the Authority's operations.
- D. Continue Marketing Activities. The Authority will continue its marketing activities in an effort to attract appropriate families in need of affordable housing. The Authority will begin developing a marketing strategy that may include print materials and/or Public Service Announcements ("PSA") about the Authority and its programs.
- E. Continue Maintenance Training. The Authority will continue training its maintenance and management staffs in key customer service principles as well as substantive maintenance skills.

3. Develop Additional Financial Resources.

- A. Explore Issuance of Bonds. The Authority will explore the issuance of bonds or the availability of loans to provide the resources for the Authority to accelerate its redevelopment, modernization and homeownership efforts.
- B. Resource Development through Partnerships. The Authority will continue to work with HUD, South Carolina State Housing Finance and Development Authority, USDA, local banks, community organizations and private individuals to identify funds necessary to support the Authority's homeownership, resident and property related programs and initiatives.

5. Housing Choice Voucher Program.

- A. Landlord Outreach. Conduct outreach efforts to potential voucher landlords by providing regular landlord meetings and attending various landlord association meetings, and providing marketing for direct outreach
- B. Improve Lease-up. Increase assisted housing choices

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ATTACHMENT "B"

Section 5.2 – 5-YEAR PROGRESS REPORT (FY2005 – FY2009)

No.	Priority	Progress and Accomplishments
1	Expand the quality of assisted housing	
1.1	<ul style="list-style-type: none"> • Leverage private or other public funds to create additional housing opportunities. 	<ul style="list-style-type: none"> • The Georgetown Housing Authority is in the planning stages of the development, and implementation of this strategic goal.
1.2	<ul style="list-style-type: none"> • Acquire or build units or developments: 	<ul style="list-style-type: none"> • The Georgetown Housing Authority is in the planning stages of the development, and implementation of this strategic goal.
2	Improve the quality of assisted housing	
2.1	<ul style="list-style-type: none"> • Improve public housing management 	<ul style="list-style-type: none"> • The Georgetown Housing Authority is currently in transition to re-engineer its current environment to the asset management business model. This will allow us to better deliver services to our clients and show more accountability to HUD and our stakeholders.
2.2	<ul style="list-style-type: none"> • Increase customer satisfaction 	<ul style="list-style-type: none"> • The Georgetown Housing Authority will continue its efforts in improving resident satisfaction in its communities. We have seen improvement in this area by continuing to provide clear and concise communication of services, procedures, related issues, and activities to our residents more effectively and we shall continue to encourage resident input. • Resident acknowledgement of timely and quality handling of work orders has increased dramatically. • Resident Council customer service concerns have largely disappeared. Resident Council now seeks to have the Authority address capital improvement related concerns.
2.3	<ul style="list-style-type: none"> • Renovate or modernize public housing units 	<ul style="list-style-type: none"> • The Georgetown Housing Authority is currently in the process of obligating its ARRA funds. The completion of the expenditure of this round of funds will result in replacing the sewer lines, street lights, existing windows & sliding glass doors; repair plumbing under slab; add additional attic insulation, and remove & replace trees. • Should the Authority secure or be granted additional CFP and/or American Recovery and Reinvestment Act ("ARRA") or similar HUD or federal funds, the Authority will use such funds to continue the renovation and modernization of additional public housing units.
3.	Increase assisted housing choices	
3.1	<ul style="list-style-type: none"> • Implement public housing or other homeownership programs 	<ul style="list-style-type: none"> • The Georgetown Housing Authority is in the planning stages of the development, and implementation of this strategic goal.
4	Ensure equal opportunity and affirmatively further fair housing	
4.1	<ul style="list-style-type: none"> • 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: 	<ul style="list-style-type: none"> • The Georgetown Housing Authority's focus on reasonable accommodations to residents and applicants will result in the improvements of the recreational facilities and the additional partnering with other services providers to continue to provide, various programs to increase the quality of life at our communities. • The Georgetown Housing Authority will continue its efforts in

		improving resident satisfaction in the community service area.
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ATTACHMENT "C"

**Section 11.0(a) – PHA Certifications of Compliance with
The PHA Plans and Related Regulations, form HUD-50077**

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning January 1, 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

HOUSING AUTHORITY OF THE CITY OF GEORGETOWN

PHA Name

SC028

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁴

Annual PHA Plan for Fiscal Years 20__ - 20__

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

Name of Authorized Official

Dorothy McKenzie

Title

Chair, Board of Commissioners

Signature

Dorothy C. McKenzie

Date

December 8, 2009

ATTACHMENT "D"

**Section 11.0(b) – Certification For A Drug-Free
Workplace, form HUD-50070**

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of the City of Georgetown

Program/Activity Receiving Federal Grant Funding

Low-Income Public and Other Affordable Housing

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Place of performance are all public housing communities of the Housing Authority of the City of Georgetown, SC designated by HUD as SC028-1 and SC028-2. The Asset Managers for these communities are located at 1 Lincoln Street, Georgetown, SC 29440

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

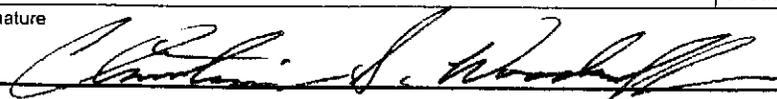
Christina Woodruff

Title

Acting Executive Director

Signature

X



Date

December 8, 2009

ATTACHMENT "E"

**Section 11.0(c) – Certification of Payments to
Influence Federal Transactions, Form HUD-50071**

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Housing Authority of the City of Georgetown

Program/Activity Receiving Federal Grant Funding

Low-Income Public and Other Affordable Housing

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Christina Woodruff

Title

Acting Executive Director

Signature



Date (mm/dd/yyyy)

December 8

ATTACHMENT "F"

Section 11.0(d) – Disclosure of Lobbying Activities, form SF-LLL

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: US Department of Housing and Urban Development Washington, D.C. Congressional District, if known:	
6. Federal Department/Agency: US Department of Housing and Urban Development	7. Federal Program Name/Description: Low Income Public Housing CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): NONE	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Christina Woodruff</u> Title: <u>Acting Executive Director</u> Telephone No.: <u>843-546-9621 X27</u> Date: <u>12/08/09</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

ATTACHMENT "G"

Section 11.0(f) – Resident Advisory Board ("RAB") Comments

On November 12, 2009, the Resident Advisory Board ("RAB") of the Housing Authority of the City of Georgetown (the "Agency") met to discuss the Agency's Five-Year Plan, including the activities completed and anticipated as part of the Agency's participation in the Capital Fund Program. The meeting commenced at 5 p.m. at the Community Center located at 1 Lincoln Street. The following RAB members were present:

Ms. Patricia Lauer Ms. Ewoka Geathers
Ms. Barbara Smith Mrs. Rodreca Linn

_____ Ms. Connie Dennis, Administrative Assistant, was also present and recorded the RAB comments.

Ms. Dennis presented the Agency's proposed Five-Year Plan and informed the residents about the recent changes in the Agency Plan process. She explained HUD's decision to allow smaller agencies to submit a Five-Year Plan only, and thereby, streamline the entire planning process. She then thoroughly explained the contents of the proposed Five-Year Plan highlighting the following accomplishments:

1. Reparation of faulty sewer lines and replacement of faulty septic tank
2. Upgrading bathrooms, replacing damaged siding, adding/replacing signage
3. Landscaping, tree trimming and removal
4. Hiring Architectural firm to advise on further property upgrades and repairs

Ms. Dennis also reported on the additional funding received under the *American Recovery Reinvestment Act of 2009*. She noted that the funding would be used for modernization activities, including, repairing doors, converting two units to handicapped accessibility, termite treatment, replacing windows, installing windows and security screens. During the presentation, Ms. Dennis solicited comments from the RAB meeting participants.

Generally, the RAB members expressed appreciation for the accomplishments of the Agency and support for the initiatives and proposed activities set forth in the proposed Five-Year Plan.

Annual Plan

Resident Council Meeting

Thursday, November 12, 2009

1. Belinda Weaver
2. JAMES L FRASIER
3. Isaac Mazyc K
4. Frank Thomas
5. Celesto Alexander McKnight
6. Bahbahasmah 1540
7. Jamerasma B
8. Deloris Syles
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

Annual Plan

Review Sign-In Log

10/23/2009-12/8/2009

1. ~~Christina~~
2. *Rodney Riner*
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

ATTACHMENT "H"

Section 11.0(g) – Challenged Elements

There were no "challenged elements" to The Housing Authority of the City of Georgetown's 5-Year Plan.

ATTACHMENT "1"

**Section 8.1 - Capital Fund Program Annual Statement/
Performance and Evaluation Report, form HUD-50075.1**

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

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

Part I: Summary					
PHA Name: Georgetown Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P028501-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	143,861.04		143,861.04	71,930.52
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	485,632.00		367,461.63	250,187.33
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 12-8-09		Signature of Public Housing Director 	
				Date	

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

Part II: Supporting Pages								
PHA Name: Georgetown Housing Authority			Grant Type and Number Capital Fund Program Grant No: SC16P028501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		97,126.00		97,126.00	97,126.00	
	Afterschool Program							
	Tutor & Equipment							
	Resident & Community Services							
	Management Improvements (SLED & Credit Checks)							
	Drug Elimination & Prevention	1408		58,100.00		12,756.22	12,756.22	
	Fees & Cost	1430		13,140.96				
	Administration	1410		44,000.00				
	Dwelling Structures: re-roofing, cycle painting, util conv. HVAC	1460		79,404.00		40,682.55	40,682.55	In progress
	non-dwelling structures: renovation, enlarge admin space	1470		22,000.00		16,692.04	16,692.04	In progress
	Dwelling Equipment	1465		17,000.00				
	Non-dwelling Equipment	1475		11,000.00		11,000.00	11,000.00	
	Bond Repayment							
	-HVAC, Upgrade Electric, Ranges, Water Heaters							
	Proj. 001, 002, 003	1501		143,861.04		143,861.04	71,930.52	

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

² To be completed for the Performance and Evaluation Report.

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

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

Part I: Summary		
PHA Name: Georgetown Housing Authority	Grant Type and Number Capital Fund Program Grant No: SC16P028501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	100,343.14	100,343.00		
3	1408 Management Improvements	54,998.26	54,998.00		
4	1410 Administration (may not exceed 10% of line 21)	51,780.14	50,815.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	33,217.14	34,182.00		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	95,735.14	95,735.00		
11	1465.1 Dwelling Equipment—Nonexpendable	28,217.14	28,217.00		
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary						
PHA Name: Georgetown Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P028501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	143,861.04	143,862.00			
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	508,152.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 12-8-09		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Georgetown Housing Authority			Grant Type and Number Capital Fund Program Grant No: SC16P028501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		100,343.14	100,343.00	0		0
SC028								
	Afterschool Program							
	Tutor & Equipment							
	Resident & Community Services							
	Management Improvements (SLED & Credit Checks)							
	Drug Elimination & Prevention	1408		54,998.26	54,998.00	0		0
	Administration	1410		51,780.14	50,815.00	0		0
	Dwelling Structures	1460		95,735.14	95,735.00	0		0
	Dwelling Equipment	1465.1		28,217.14	28,217.00	0		0
	Bond Repayment -HVAC, Upgrade Electric, Ranges, Water Heaters							
	Proj. 001, 002, 003	1501		143,861.04	143,862.00	0		0
	TOTAL			508,152.00		0		0

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

² To be completed for the Performance and Evaluation Report.

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

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

Part I: Summary		
PHA Name: Georgetown Housing Authority	Grant Type and Number Capital Fund Program Grant No: SC16S028501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

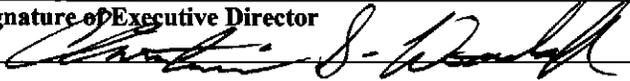
Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	61,464.00	24,098.00		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	179,000.00	192,500.00		17,915.58
10	1460 Dwelling Structures	374,250.00	398,116.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary						
PHA Name: Georgetown Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16S028501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	614,714.00			17,915.58	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 12-8-09		Signature of Public Housing Director 		
				Date 		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Georgetown Housing Authority			Grant Type and Number Capital Fund Program Grant No: SC16S028501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Administration	1410		24,098.00				
PHA Wide	Street lights	1450		122,500.00				
	Replace major sewer lines	1450		50,000.00			17,915.58	In progress
	Tree removal and landscapint	1450		20,000.00				
SC28000001	Major interior plumbing repair	1460	180	140,400.00				
	Insulation upgrades	1460	49	117,091.00				
SC28000002	Replace windows	1460	14	50,000.00				
	Replace sliding glass doors	1460	14	18,000.00				
	Insulation upgrades	1460	49	33,025.00				
	Major interior plumbing repair	1460	49	39,600.00				

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

² To be completed for the Performance and Evaluation Report.

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

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

Part I: Summary		
PHA Name: Georgetown Housing Authority	Grant Type and Number Capital Fund Program Grant No: SC16P028501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	100,343.00			
3	1408 Management Improvements	54,998.00			
4	1410 Administration (may not exceed 10% of line 21)	50,815.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	34,182.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	95,736.00			
11	1465.1 Dwelling Equipment--Nonexpendable	28,217.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

Part I: Summary						
PHA Name: Georgetown Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P028501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	143,861.00				
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	508,152.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 12-8-09		Signature of Public Housing Director 		
				Date 		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Georgetown Housing Authority		Grant Type and Number Capital Fund Program Grant No: SC16P028501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations			100,343.00		0		0
	Afterschool Program							
	Tutor & Equipment							
	Resident & Community Services							
	SLED & Credit Checks							
	Drug Elimination & Prevention			54,998.00		0		0
	Administration			50,815.00		0		0
	Replace appliances			20,000.00				
SC28000001	Replace Siding		180	60,000.00		0		0
SC28000002	Replace Roofs		114	43,953.00				
						0		0
						0		0
	Bond Repayment							
	-HVAC, Upgrade Electric, Ranges, Water Heaters							
	Proj. 001, 002, 003	1501		143,861.00		0		0
	TOTAL			508,152.00		0		0

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

² To be completed for the Performance and Evaluation Report.

ATTACHMENT "J"

**Section 8.2 - Capital Fund Program Five-Year
Action Plan, form HUD-50075.2**

Part I: Summary						
PHA: Georgetown Housing Authority / SC028		Locality (Georgetown/Georgetown, SC)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name PHA-Wide	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Actual Statement	123,953.00	123,953.00	123,953.00	123,953.00
C.	Management Improvements		54,998.00	54,998.00	54,998.00	54,998.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		50,815.00	50,815.00	50,815.00	50,815.00
F.	Other		34,182.00	34,182.00	34,182.00	34,182.00
G.	Operations		100,343.00	100,343.00	100,343.00	100,343.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		143,861.00	143,861.00	143,861.00	143,861.00
K.	Total CFP Funds		508,152.00	508,152.00	508,152.00	508,152.00
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		508,152.00	508,152.00	508,152.00	508,152.00

Part II: Supporting Pages – Physical Needs Work Statement(s)							
Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2011			Work Statement for Year: 2012 FFY 2012			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	AMP1: Westside	180		AMP1: Westside	180		
	Physical Improvements		75,612.00	Physical Improvements		75,612.00	
	AMP2: Scattered Sites	114		AMP2: Scattered Sites	114		
	Physical Improvements		48,341.00	Physical Improvements		48,341.00	
		Subtotal of Estimated Cost		\$123,953.00	Subtotal of Estimated Cost		\$123,953.00

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PHA Certifications of Compliance
with PHA Plans and Related
Regulations

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 4/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency
(PHA) listed below, as its Chairman or other
authorized PHA official if there is no Board of Commissioners, I approve the
submission of the
(authorized PHA official if there is no Board of Commissioners, I approve the
submission of the)

5-Year and/or
Annual PHA

Plan for the PHA fiscal year beginning 2010

, hereinafter referred to as "the Plan", of which this document is a part and
make the following certifications and agreements with the Department of Housing
and Urban Development (HUD) in

connection with
the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.

2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.

3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.

4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.

5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least

45

days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.

6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.

7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of

the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.

8. For PHA Plan that includes a policy for site based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;

- Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination

Act
of 1975.

10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968,

Employment
Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real

Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

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13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under

24
CFR 5.105(a).

14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance

with program requirements.

17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard

Reduction Act of 1992, and 24 CFR Part 35.

18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).

19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will

utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.

20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

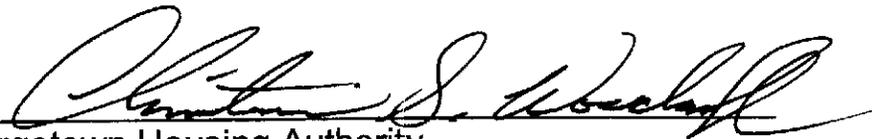
21. The PHA provides assurance as part of this certification that:

(i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;

(ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and

(iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.



Georgetown Housing Authority
SC028

(5-Year PHA Plan for Fiscal Years 2010 - 2014)

(Annual PHA Plan for Fiscal Years 2010)

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is

true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil

penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Dorothy McKenzie
Name of Authorized Official

Title - Board Chair

Signature

Dorothy C. McKenzie

Date

12-8-09

□