

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
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**1.0 PHA Information**  
 PHA Name: Housing Authority of Georgetown  
 PHA Type:  Small  High Performing  Standard  
 PHA Fiscal Year Beginning: (10/1/2011):

PHA Code: KY061  
 HCV (Section 8)

**2.0 Inventory** (based on ACC units at time of FY beginning in 1.0 above)  
 Number of PH units: 328  
 Number of HCV units: 399

**3.0 Submission Type**  
 5-Year and Annual Plan  Annual Plan Only  5-Year Plan Only

**4.0 PHA Consortia**  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	
				PH	HCV
PHA 1:					
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: TO ENHANCE THE GEORGETOWN COMMUNITY BY CREATING, SUSTAINING AND PROVIDING A DECENT, SAFE, AFFORDABLE LIVING ENVIRONMENT THAT FOSTERS STABILITY AND INCREASES SELF-SUFFICIENCY FOR PEOPLE OF LOW-INCOME.

5.2	<p><b>Goals and Objectives.</b> 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.</p> <p><b>I. HUD Strategic Goal Increase the availability of decent, safe and affordable housing (<u>In Process – May, 2012</u>)</b></p> <p><b>A. PHA Goal: Improve the quality of assisted housing</b></p> <ul style="list-style-type: none"> <li>o Establish monthly Resident Advisory Board and Council meetings to better communicate the goals and directives of the HA to its residents.(Startup March, 2011)</li> </ul> <p><b>1. Concentrate on efforts to improve specific management functions: (<u>All items listed below are in process – May, 2012</u>)</b>  <b>(List: e.g., public housing finance; voucher unit inspections)</b></p> <ul style="list-style-type: none"> <li>o Voucher unit inspections and public housing unit inspections;</li> <li>o Improve work order completion time; (Achieved –6 days to 1.5 day turnaround)</li> <li>o Decrease occupancy rate to 3% by September, 2011</li> <li>o Focus housing management efforts to emphasize curb appeal (achieved)(on-going)</li> <li>o Good housekeeping; (On-going by enforcing policy)</li> <li>o Investigate feasibility of sending the utility allowance payments electronically to HCV recipients; July 31, 2011</li> <li>o Improve HQS enforcement; Achieved, will continue to monitor</li> <li>o Improve Utilization of HCV funding; Achieved and continuous monitoring</li> <li>o Improve landlord base; Marketing – Utilize KY Chambers of Commerce and host landlord briefings</li> <li>o Improve financial internal controls; Hired a Finance Director</li> <li>o Collaborate with local law enforcement to improve security at sites; On-going, currently GTPD use HA units for sting operation training, meet to review and discuss monthly police reports; implement security plan and foot patrol; initiate Block-Watch program and increase visibility at resident meetings. (Constant dialogue)</li> <li>o Streamline procurement; HUD Field Office currently reviewing revised handbook</li> <li>o Partner with local community agencies to improve and strengthen community relations and encourage on-site services in public housing communities; Achieved and on-going</li> <li>o Staff training in all management areas will continue to be provided both in-house and off-site. On-Going</li> <li>o It shall be the continued goal of the Board of Commissioners and staff to improve REAC, MASS, PHAS, and SEMAPS scores</li> <li>o Create, publish and distribute process, procedures and policy manual for all programs by September 30, 2011. Maintenance manual completed.</li> <li>o Board of Commissioner will review and approve all policies to include job descriptions, organizational chart, and employee handbook by September, 2011.</li> <li>o Restructure agency based on need and funds by September, 2011</li> <li>o Update and improve Website by July,</li> </ul> <p><b>2. Renovate or modernize public housing units: (On-going)</b></p> <ul style="list-style-type: none"> <li>o Please see Strategies for Comprehensive Modernization utilizing Capital Funds and the funds allocated to HA under the 2009 American Recovery and Reinvestment Act.</li> </ul> <p><b>B. PHA Goal: Increase assisted housing choices (Utilized)</b></p> <p><b>Objectives: Provide voucher mobility counseling:</b></p> <ul style="list-style-type: none"> <li>o All eligible HCV recipients, to include new move-ins and portability participants will be briefed at initial voucher issuance.</li> </ul> <p><b>1. Conduct outreach efforts to potential voucher landlords: (Conduct landlord briefings twice a year)</b></p> <ul style="list-style-type: none"> <li>o The HA will continue its outreach plans to attract landlords in suitable locations throughout Scott County to improve and increase its owners/agents base.</li> <li>o The HA will continue to host training meetings to educate and familiarize potential new landlords and update existing landlords on the Section 8 HCV Program.</li> <li>o The HA plans to host an Annual Training Seminar for its Housing Choice Voucher participants. (September, 2011)</li> <li>o Decrease voucher payment standards. (October, 2011)</li> </ul>
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**C. PHA Goal: Increase assisted housing choices**

**Objectives: Implement voucher Homeownership Program based on grant funding. (Initiate and refer tenants to respective counseling agencies. Currently Established MOU's with REACH and Home Management Services (HMS).**

**Implement public housing or other homeownership programs;  
(Applied for FSS Grant.**

- Convert public housing into vouchers (9/30/2013)
  - Obtain guidance for HUD Field Office to determine feasibility and sustainability
- Other: (List Below)**
- a. The HA has a centralized waiting list for public housing. Applications are taken on-site for Public Housing.
  - b. The Section 8 wait list is closed at present.
  - c. The HA contemplates applying for project based voucher assistance. (Achieved)

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

**A. PHA Goal: Provide an improved living environment**

**Objectives: Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:**

- The HA will continue to utilize available communication strategies to publicize and market its housing units throughout Scott County and the City of Georgetown and not just target low income/poverty areas. Methods currently being used are print advertisement in the Scott Shopper, a free publication for the community; local papers; and on the HA website at [www.gtownha.org](http://www.gtownha.org). This site enables outreach to potential referral sources and offers information on public housing and the Section 8 HCV program to include valuable information on eligibility requirements, documents required to make an application, etc. (Currently under construction) The HA also publishes newsletters that are informative and include resident families and community events. The HA will also use additional methods which will also include Apartment Guide booklet and public service announcement via radio. The HA staff continues to make periodic presentations to civic groups and neighborhood associations to explain the programs of the HA.
  - The HA hired a Resident Service Coordinator who is charged with linking community services to meet the needs of the residents.
  - The De-concentration Rule as contained in Section 3 of the Admissions and Continued Occupancy Policy (ACOP) will continue to be enforced.
- 1. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:**
- Public Housing: Measures to de-concentrate poverty through our approved De-concentration Rule as contained in Section II of the Agency Plan have been implemented and will continue to be monitored at monthly manager meetings.

**B. PHA Goal: Increase assisted housing choices**

- Section 8: Measures to provide de-concentration for Section 8 applicants include a website to be established to provide prospective tenants and landlords with available unit locations by poverty levels and census tracts –to be completed by 12/30/2011.
- 1. Implement public housing security improvements:**
- Limit ingress and egress at all developments.
  - HA staff will continue working with Law Enforcement Agencies.
  - The HA is contemplating installing video cameras in housing communities.
  - Increase and improve lighting in all housing communities.
  - HA will examine the possibility of earmarking some of its capital fund monies toward efforts in providing safer housing communities by utilizing Georgetown Police and Sheriff Departments. Currently, we are working on a security plan involving both agencies listed above. HA will continue to maintain a close working relationship with law enforcement, which provides us with daily/monthly incident and arrest reports in our housing

- communities in addition to foot patrol along, and with staff.
- 2. **Designate developments or buildings for particular resident groups (elderly, persons with disabilities) Washington Heights and Washington Street**
- 3. **Other: (list below)**
  - o The HA continues to enforce its Screening and Eviction Rule formerly known as One Strike Policy.

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

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

**Objectives: Increase the number and percentage of employed persons in assisted families:**

**HA staff will continue its efforts to encourage its residents to move to work by providing services and referrals, etc.**

1. **Provide or attract supportive services to improve assistance recipients' employability; On-Going**
  - o The HA will continue to seek new innovative partnerships to improve and enhance initiatives for its residents to assist them become employable or employed. (Community Connection) (on-Going)
2. **Provide or attract supportive services to increase independence for the elderly or families with disabilities: On-Going**
  - o The HA will continue to provide on-site resources to assist elderly and/or disabled families with educational, informational and supportive services to encourage independent living.(Southland Church, Hometown Pharmacy, and Community Life Learning Center) (On-going)
3. **Other: (list below)**
  - o Continue to monitor and enforce its Community Services Requirements policy.
  - o Continue our efforts to comply with the Asset Management. This will include further training of staff so we can achieve goals and compliances and effectively meet the needs of our community

**IV. HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans (On-going)**

**A. 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:**

The HA continues to ensure equal housing opportunity for all housing applicants and affirmatively furthers fair housing as contained in the Fair Housing Policy of the HA's Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan. 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.

Affirmative measures to provide a suitable living environment for those living in assisted housing are specified in the HA Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan. The HA is also educating residents at the time of orientation on the new Violence against Women Act. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

- o Fair Housing Training: October, 2010 in Louisville (2); December, 2010 at the HA (Staff); January, 2011 in Bowling Green (2); February, 2011(KHA)(Nan McKay) in Lexington (4); and April, 2011 in Louisville (7).The authority will provide in house training by December, 2011
- o To provide interpreters upon request.

6.0

**PHA Plan Update**

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

- (a) Updated verification forms with Fair Housing Logo's and Language. Currently adding logo and language to all policy and procedures.

**903.79 (1) Eligibility, Selection and Admission, including De-concentration and Wait List Procedures**

**Eligibility:** Screenings are conducted through the initial application process and person is interviewed according to income limits. Criminal or Drug-related activity background checks are performed through Ken-Tech screening. Rental history of the applicant is reviewed to ensure no outstanding balances with other PHA's. The screenings also identify: a) If any member of the family has been evicted from public housing during the last three years, (b) If any member of the family commits fraud, bribery or any other any other corrupt or criminal act in connection with any federal housing program (c) If any member of the family has committed drug-related criminal activity, or violent crimination activity within the past three years (d) The family currently owes rent or other amounts to the HA or to another HA in connection with Housing Choice Program or public housing assistance under the 1937 Act (e) The family has not reimbursed any HA for amounts paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under lease (f) The family breaches an agreement with an HA to pay amounts owed to an HA or amounts paid to an owner of an HA (g) The family has engaged in or threatened abusive or violent behavior toward HA personnel (h) Violations of family obligations in the past three years

**Waiting List Organization** – Waiting lists are maintained at the Administrative Office. Applications for housing can be turned in at HA's main administrative office and at HA's development management sites.

**Admission Preference** – Currently using time and date. Contemplating a homeless preference.

**Deconcentration and Income Mixing** – PHA continues to monitor wait list to ensure the need to promote deconcentration. As a result, of the special efforts to attract or retain higher-income families, in the following developments Northern Heights, and Main Teddy and Lynn.

Additional, detailed language regarding eligibility, selection and admissions policies and wait list procedures for both the Public Housing and Housing Choice Voucher Programs, can be found in the Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Administrative Plan. Both documents are available upon request at both Administrative office and all housing development locations. Waiting list for Public Housing and Housing Choice Voucher remains open. The wait list for the Housing Choice Voucher Program will expire on May 15, 2011. The HA updated the HCV Administrative Plan and Admission and Continued Occupancy Plan (ACOP) definitions (both policies updated HUD definition of family).

**903.79 (2) Financial Resources**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned Money</b>	<b>Planned Uses</b>
<b>1. Federal Grants (Fiscal Year 2011 grants)</b>		
a. Public Housing Operating Fund	\$ 915,960.00	Public Housing
b. Public Housing Capital Fund (estimate)	\$ 538,532.00	Public Housing Capital Improvement
e. Annual Contributions for Section 8 Tenant Based Assistance (estimate)	\$1,756,461.00	Housing Choice Voucher
f. Resident Self Sufficiency	\$ 45,908.00	Housing Choice Voucher
<b>Capital Fund Prior Year</b>		
2009 ARRA	\$ 0.00	Public Housing Capital Improvement
2010	\$ 528,597.00	Public Housing Capital Improvement
2009	\$ 426,716.98	Public Housing Capital Improvement
2008	\$ 65,503.95	Public Housing Capital Improvement
<b>2. American Recovery and Reinvestment Act Grant (unobligated funds only)</b>		
2009 ARRA	\$ 0.00	PHA Operations
<b>3. Public Housing Dwelling Rental Income</b>	\$ 639,140.00	PHA Operations
<b>Total Resources</b>	<b>\$4,916,818.93</b>	

**903.79 (4) Rent Determination –**

**Public Housing:** The HA employs discretionary policies for determining income based rents. The minimum rent is set at \$50.00 The HA has adopted a discretionary minimum rent hardship exemption policy. Between income reexaminations, tenants must report changes in income or family composition to the HA which may result in an adjustment to tenants rent. In setting the market-based flat rents, the HA uses the Section 8 rent reasonableness study of comparable housing and survey of rents listed in local newspapers and on web-site.

**Housing Choice Voucher Program:** The HA's payment standard for HCVP is at or above 90% but below 100% of FMR. FMR's are adequate to ensure success among assisted families in the HA's segment of the FMR area. The payment standards are reevaluated for adequacy on an annual basis. Additional, detailed language regarding eligibility, selection and admissions policies and wait list procedures for both the Public Housing and Housing Choice Voucher Programs can be found in the Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Administrative Plan.

**903.79 (5) Operation and Management -** (A) The rules, standards and policies of the HA that govern maintenance and management are covered in the agency's maintenance plan. They are extensive and comprehensive and cannot be included within the limits of this pace. A copy of the policies and procedures can be made available upon request. (B) HUD programs under the HA management:

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
<b>Public Housing</b>	<b>288</b>	<b>50</b>
<b>Housing Choice Voucher</b>	<b>353</b>	<b>48</b>

**903.79 (6) Grievance Procedures -** HA's grievance procedure is provided to assure that any housing authority applicant/resident has the opportunity for a hearing if that applicant/resident disputes within a reasonable time an HA action or failure to act which involves that applicants/residents request for admission and/or lease with the HA or with any HA regulations which adversely affect that individual, residents rights, duties, welfare, or status. The grievance procedures are outlined and followed according to the agency's ACOP and Administrative Plan. The document is available upon request at all administrative offices and housing development locations.

**903.79 (9) Designated Housing Plan -** Elderly and Disabled families – Washington Heights, Washington Streets, ten units at Scroggin Park, four units at Main, Teddy Lynn development.

**903.79 (12) Community Service and Self Sufficiency -** The HA has partners with a number of community organizations to provide services for residents that assist and support them and their families Services that are available for public housing residents include: Brother's Keeper, Kentucky State University, Georgetown College, Blue Grass Community and Technical College, Salvation Army, Georgetown Hospital, Georgetown Health Department, Share the Joy, Leadership of Scott County, Kentucky Chambers of Commerce, Community Connection, Stamping Ground Elementary School and Scott County Against Drugs, Hometown Pharmacy and Life-Time Dental. Licensed Day Care/Head Start providers onsite in our public housing development(Scroggins Park), Community Learning Center which provides adult education basic services to residents; GED preparation/Adult Basic Education onsite(Scroggin Park), Senior meal program –delivers hot meals for seniors 60 and older, Georgetown College – provides recreational and tutorial services to children of public housing. Harmony Christian Center provides food and recreational activities for resident. HA also partners with the Ed Davis center to provide recreational and educational services to children and adults of public housing.

Minority Retention Recruitment provides mentorship services to children of public housing by visiting local schools to provide tutorial services. Brothers Keepers is a collaborative partnership to provide drug and alcohol recovery services to residents. Additional partnerships and collaboration include Trinity Assembly of God, Northside Christian Church, Scott County Library, New Covenant House of God, Southland Christian Church, Harmony Christian Church, 1<sup>st</sup> Baptist of Georgetown, Georgetown Police Department, Georgetown Fire Department and Scott County Sheriff Department.

**Neighborhood Network Center –**

HA currently has three neighborhood network center located at 340 East Washington, 139 Scroggins, and the Ed Davis Center. These centers offer a variety of programs: Adult basic skills; GED prep; computer skill

classes (basic computer skills, how to use Microsoft Office; how to use email and internet services); homework, health, youth book club programs; assistance in job search; and other youth, adult and senior programming. There are weekly and monthly activities.

### **Self-Sufficiency**

Any policies or programs of the HA for the enhancement of the economic and social self sufficiency of assisted families, including families under Section 3, Section 8 and public housing. **FSS; Resident Employment/Case Manager** – the HA currently has one full-time self-sufficiency coordinator and one resident service coordinator, acts as Case Manager to assist residents in improving their economic self sufficiency and employment. The Family Self Sufficiency Coordinator and Resident Service Coordinator work with any residents that calls for assistance or referred by their managers. The coordinators will first conduct an individualized assessment to help a resident identify their interest, skills, goals, barriers, and needs. The resident and the coordinator will then strategize to help the resident find a job or obtain a better job. The coordinators will also refer the resident to other services available in the community that are needed to help them in their job search, such as GED preparation course, resume assistance, interview skills, job training, and other skills to help employability. Housing Choice Voucher FSS Coordinator currently serves 31 participants, with a goal to serve 60 families by September, 2011. Currently the grant is pending for the PH Resident Service Coordinator.

**TANF Agencies:** HA's case manager's work closely with the TANF Agency in Georgetown (K-TAP) that serve residents eligible for such services. The HA has entered into a cooperative agreement with the TANF (K-TAP) Agency, to share information and/or target supportive services. Upon completion of all policies/procedures the HA will ensure all families receive training; inform tenants of new policy on admissions and reexamination; actively notify residents of new polices at times in addition to admission and reexamination; and actively engage TANF to participate as speakers, facilitors, and other events.

Section 3: HA makes every effort to encourage contractors to hire public housing residents and other Section 3 persons to the greatest extent feasible. HA has directly employed as part of the Section 3 commitment, public housing residents. The residents are employed as Maintenance Mechanic, and Office Assistant. Section 8 has hired a resident as an Administrative Assistant. HA helps to link public housing and Section 8 residents and other Section 3 persons to training and employment opportunities whenever possible and does significant outreach to residents to notify them of the availability of such opportunities through resident meetings and through their case managers. Several contractors utilized the service of our residents on as needed basis: (C&R Renovators, Kelly Temporary Service)

### **How the PHA will comply with the requirements of Community Services and changes resulting from Welfare Program requirements:**

To the greatest extent possible and practical, the HA will provide names and contact at agencies that can provide opportunities for residents, including disabled, to fulfill their community service obligations (according to QHWRA), a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement. HA will also provide in-house opportunities for volunteer work or self-sufficiency programs. HA will provide the family with exemption verification forms and recording/certification documentation forms and a copy of the policy at initial application and at lease execution. HA will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Resident may use the Grievance Procedure if they disagree with the determination.

At least thirty (30) days prior to Annual Re-Examination and/or lease expiration, HA will begin reviewing the exempt or non-exempt status and compliance of family members. If a family member is found to be non-compliant, HA will enter into an agreement with the non-compliant member and head of household to make-up the deficient hours over the next twelve (12) month period. If, at the next Annual Re-examination, the family member, is still non-compliant the lease will not be renewed and the entire family will have to vacate, unless the non-compliant member agrees to move out of the unit. The family may use the Grievance Procedure to protest the lease termination.

**907.39 (13) Safety and Crime Prevention**

(i) A description of the need for measures to ensure the safety of public housing residents. ii) Description of coordination between the PHA and appropriate police department for carrying out crime prevention measures and activities:

The need for safety and crime prevention has increased in Georgetown, KY over the past year. The HA has gathered information from public and community meetings, and PA employees to determine the need for the HA actions to improve safety of residents. The HA will utilize Georgetown Police and Scott County Sheriff Departments for the provision of crime-and/or drug-prevention activities, crime prevention through activities targeting at-risk youth, adults or seniors, and a volunteer resident patrol/block watch program. We will coordinate efforts to prevent crime with the following activities: To hold neighborhood crime watch meetings; patrol (foot or car) housing authority properties; partnership with the Father Day Initiative (June, 2011) Annual Board Meeting (July, 2011), Back to School Rally and National Night Out (August, 2011), Share the Joy (November & December, 2011) and other events. The Quality of Life (QOL) problems that are precursors to drug, gang and serious criminal activity are unabated noise complaints, loitering, disorderly conduct, vandalism and trespassing.

High visibility of law enforcement will be maintained through uniforms, marked vehicles, and presence, creating a visual deterrent to criminal behavior.

The HA will coordinate safety efforts with those of other law enforcement agencies as such; meet and communicate regularly with the Georgetown Police Department, Scott County Sheriff Department and other law enforcement agencies; exchange information and work cooperatively, in order to provide a safe, secure and enjoyable environment for all residents. The HA has an excellent working relationship with the Georgetown Police Department and we are embarking on building a relationship with Scott County Sheriff Department. Revised memorandums of agreements (MOU) are forthcoming.

**907.39(14) Pets:** Residents are permitted to keep pets with written permission from HA. The privilege may be revoked at any time subject to HA's grievance procedure if the animal becomes destructive, a nuisance, or a health or safety hazard to the other residents. **24 CFR Part 5 Subpart C** and with regard to assistance animals Section 504; Fair Housing Act (42 U.S.C.); **24 CFR 5.303**. Details of the HA's Pet Policy is available at all Administrative and Housing Development Offices.

**907.39(15) Civil Rights Certification:** HA is in compliance with the KY State Consolidated plan.

**907.39(16) Fiscal Year Audit:** The most recent audit was submitted to HUD. It is available for review upon reasonable request at all Administrative and Housing Development Offices.

**907.39(17) Asset Management:** The HA recently decentralized its warehouse and made provisions for maintenance materials and supplies on a project basis. The finance department is ensuring we have transition to development based accounting. Development site managers have been given authority to supervise maintenance personnel; order and maintain inventory; development, implement and monitor annual budgets at each site. The HA is in the process of giving authority to development site managers regarding the expenditure of capital funds at each development.

HA will utilize Capital Fund grant money to improve management deficiencies; increase occupancy rates by providing crime prevention services and reduce the amount of computer processing time for wait list management and eligibility determination by updating and relocating server.

**907.39(18): Violence Against Women Act (VAWA)** In an effort to enhance the safety of the applicant/resident. HA will offer case management service to those in need. HA will also use the resources of the Scott County Bluegrass Domestic Violence Program (Breaking the Cycle) an organization charged with increasing safety for victims of domestic violence and their children, and to make referrals for victims. HA will offer training to various groups of HA staff: those responsible for determining an applicant's eligibility for housing; those at the housing developments and HCV & those responsible for overseeing resident continued occupancy; and staff involved in intervention. The training will educate staff on how to obtain information from the applicant/resident who is seeking protection under VAWA and make appropriate referrals to agencies that have been identified as offering assistance to such victims. Resident council members and other key residents will also receive training on how to help victims get connected to services when actual or threatened domestic abuse situation occurs.

	<p>The HA has notified all current residents of public housing of provisions of VAWA. VAWA has been adopted. Residents should contact their manager in the event they are a victim of or are facing lease violations for an actual or threatened domestic abuse incident. All applicants will receive a certification form with their applicant packet that will offer them the opportunity to make HA aware of the fact if they have been a victim of an actual or threatened domestic violence incident that may impact their application for housing. In the last year, HA has not knowingly denied any person for housing due to their being a victim of domestic violence. <b>(See Attachment L)</b></p>
<b>7.0</b>	<p><b>Project –based vouchers:</b> Construction of Harmony Village by Georgetown Affordable Housing is complete. HA committed 34 project-based vouchers to Georgetown Affordable Housing for Harmony Village Development-151 Cornwallis Drive, Georgetown,KY 40324. Lease-up began September, 2009. The usage of project-based voucher's is consistent with HA's annual plan in terms of the eligibility criteria. In addition our goal is to work collectively with the Georgetown community in strengthening neighborhoods.</p>
<b>8.0</b>	<p><b>Capital Improvements.</b> Please complete parts 8.1 through 8.3, as applicable</p>
<b>8.1</b>	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Form 50075.1 for 2010 Performance and Evaluation Report – Attachment A  Form 50075.1 for 2009 Performance and Evaluation Report – Attachment B  Form 50075.1 for ARRA Performance and Evaluation Report – Attachment C  Form 50075.1 for 2008 Performance and Evaluation Report – Attachment D</p> <p>Form 50075.1 for 2011 – Attachment E  Form 50075.1 for 2010– Attachment F  Form 50072.1 for 2009- Attachment G  Form 50072.1 for ARRA – Attachment H  Form 50072.1 for 2008 - Attachment I</p>
<b>8.2</b>	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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>Form 50075.2 for FY 2011 - Attachment J</p>
<b>8.3</b>	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements</p>

**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.

9.0

Housing Needs of families in the Jurisdiction							
By Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessi- bility	Size	Location
Income<30% of AMI	208	5	1	1	1	3	1
Income>30% but <=50% of AMI	46	5	1	1	1	3	1
Income>50%but <80% of AMI	2	5	1	1	1	3	1
Elderly	10	5	1	1	1	3	1
Families with Disabilities	266	5	5	1	5	5	5
Race/Ethnicity: White	212	5	1	1	1	3	1
Race/Ethnicity: Black	53	5	1	1	1	3	1
Race/Ethnicity: Hispanic	1	5	1	1	1	3	1
Race/Ethnicity: Asian	0						
Information taken from Consolidated Plan of the Jurisdiction/s	Information from U.S. Census Data ("CHAS")						

**Waiting list type – Public Housing**

	# of families	% of total families	Annual Turnover 50
<b>Waiting list total</b>	<b>91</b>		
Income<30% of AMI	91	100.00	
Income>30% but <=50% of AMI			
Income>50%but <80% of AMI			
Families with children	66	72.53	
Elderly Families	6	6.59	
Families with Disabilities	3	3.30	
Race/Ethnicity: White	70	76.92	
Race/Ethnicity: Black	18	19.78	
Race/Ethnicity Hispanic	3	3.30	
As of 3/31/2011			

**Wait List Section-8**

<b>Wait List Totals</b>	<b># of families</b>	<b>% of total families</b>	<b>Annual Turnover</b>
	231		
Income<30% of AMI	228	98.70	
Income>30% but <=50% of AMI	3	1.30	
Income>50%but <80% of AMI			
Families with Children	183	79.22	
Families with Elderly	6	2.60	
Families with Disabilities	5	2.17	
Race/Ethnicity: White	133	57.58	
Race/Ethnicity: Black	92	39.83	
Race/Ethnicity: Hispanic	3	1.30	
Race/Ethnicity: Asian			
Other	3	1.30	
As of 3/31/2011			

**The Section 8 Waiting listing has been closed since 04/15/2009, Wait list will re-open May 1, 2011 – May 10, 2011.**

**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.

**Strategy for Addressing Housing Needs.**

**Public Housing**

- The HA will continue to develop marketing strategies that promote each development and the growth of the HA.
- The HA will promote affordable housing unit development through the use of Low-Income Housing Tax Credit (LIHTC).
- The HA will reduce vacancy turn-around time in each development.

**Housing Choice Voucher Program**

- The HA may apply for additional Section 8 vouchers, if, after evaluating the rental market in HA's jurisdiction, a determination is made that the market can absorb additional vouchers.
- The HA will continue to develop marketing strategies that promote landlord participation in the Housing Choice Voucher Program.
- The HA will continue to make available project-based assistance as a tool in the development of affordable housing.

In addition, the HA is working in collaboration with other housing providers to provide and retrieve information about the agency's available housing stock on a regular basis. The HA's Managers and Resident Service Coordinator act as a liaison in the community to disseminate information about resources and self-sufficiency programs. Case management and other resident services are provided for all public housing residents and Housing Choice Voucher Program tenants. The HA publishes a monthly newsletter and has recently procured a contract to update the agency website.

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**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" "HA will amend or modify its agency plan upon the occurrence of any of the following events during the first nine months of the terms of an approved plan:

- a. A federal statutory or regulatory change is made effective and, in the opinion of the authority, has either substantial programmatic or financial effects on the program administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the time of the plan year.
- b. Any other events that the Authority's Board determines to be an significant amendment or modification of the approved annual plan.

#### **Strategies for Comprehensive Modernization Utilizing Capital Funds**

With the emergence of additional funding allocated the Housing Authority of Georgetown (HA) under the American Recovery and Reinvestment Act of 2009, the HA is able to adjust its plan for modernization of Public Housing units. This new approach will allow its Public Housing inventory to be updated to compete with other apartments in the broader market. These improvements are a part of a Comprehensive Needs Assessment was performed by an outside firm. Additionally, the HA plans to upgrade all Software Systems and I.T. hardware to provide more efficient service to residents. The telephone system at HA will also be upgraded to place an emphasis on customer service and satisfaction. Landscaping, floor replacement and power washing will take place through-out. Below is a comprehensive list of improvements designed to bring the HA's inventory into a new standard ensuring that the residents of public housing are afforded a unit comparable with the standards found in other market based communities.

#### **AMP 001 – PRATHER PLACE**

The following is a list of planned activities that will improve the living conditions as well as completely change the image of public housing in this community.

**AIR CONDITIONING** – Replacement of air conditioning units throughout entire development.

**BATHS** – Bathroom modernization is scheduled for Prather Place to address outdated tubs, sinks and tile work. The bathroom modernization will include new tubs, vanities, medicine cabinets, lighting, flooring and new outside ventilation. This will help prevent many of the work orders now required for bathroom deficiencies.

**BUILDING COMPONENTS** – The possibility of adding new siding to the Prather Place development is under review.

**ELECTRICAL** – Upgrade of all electrical systems to include ceiling fans.

**FURNACES** – Replacement of outdated furnaces throughout entire development with energy efficient furnace to save on utility consumption and usage charges.

**HOT WATER HEATER** – Replacement of hot water heaters throughout entire development on-going.

**KITCHENS** – New Energy Efficient refrigerators and Energy Efficient stoves were installed. This also provided increased unit appeal to prospective housing applicants.(Completed)

Kitchen cabinet replacement for outdated cabinetry.

**EXTERIOR - ROOFING** – New roofing has been completed.

**GUTTERS & DOWNSPOUTS & LANDSCAPING & SIGNS & MAILBOX &-** are forthcoming.

#### **AMP 001 – SCROGGINS PARK**

The following is a list of planned activities that will improve the living conditions as well as completely change the image of public housing in this community.

**AIR CONDITIONING** – Replacement of air conditioning units throughout entire development, on-going.

**BATHS** – Bathroom modernization is scheduled for Scroggins Park to address outdated tubs, sinks and tile work.

The bathroom modernization will include new tubs, vanities, and medicine cabinets, lighting, flooring and new outside ventilation. This will help prevent many of the work orders now required for bathroom deficiencies.

**BUILDING COMPONENTS** – The possibility of adding new siding to the Scroggins Park development is under review.

**ELECTRICAL** – Upgrade of all electrical systems to include ceiling fans.

**FURNACES** - Replacement of outdated furnaces throughout entire development with energy efficient furnace to save on utility consumption and usage charges.

**HOT WATER HEATERS** – Replacement of hot water heaters throughout entire development, on-going.

**KITCHENS** – New Energy Efficient refrigerators and Energy Efficient stoves were installed. Kitchen cabinet replacement for outdated cabinetry.

**EXTERIOR - ROOFING** – New roofing has been completed.

**GUTTERS & DOWNSPOUTS & LANDSCAPING & SIGNS & MAILBOX &-** are forthcoming.

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**AMP 002 – WASHINGTON HEIGHTS**

**AIR CONDITIONING** – Replacement of all air conditioning units throughout entire development  
**BATHS** – Bathroom modernization is scheduled for Washington Heights to address outdated tubs, sinks and tile work. The bathroom modernization will include new tubs, vanities, medicine cabinets, lighting, flooring and new outside ventilation.  
**ELECTRICAL** – Upgrade of all electric systems to include ceiling fans.  
**FURNACES** – Replacement of outdated furnaces throughout entire development with energy efficient furnace to save on utility consumption and usage charges  
**HOT WATER HEATERS** – Replacement of hot waters heaters throughout entire development.  
**KITCHEN** – New Energy Efficient refrigerators and Energy Efficient stoves were installed to provide the Authority and the Resident utility consumption savings and removed potential hazards related to cooking for many of our seniors. This also provided a tool to increase unit appeal to prospective housing applicants. Kitchen cabinet replacement for outdated cabinetry.  
**EXTERIOR - ROOFING** – New roofing has been completed. **DOWNSPOUTS & GUTTERS & LANDSCAPING-HAND RAILINGS** are forthcoming.

**AMP 002 – WASHINGTON STREET**

**AIR CONDITIONING** – Replacement of all air conditioning units throughout entire development.  
**BATHS** – Bathroom modernization is scheduled for Washington Street to address outdated tubs, sinks and tile work. The bathroom modernization will include new tubs, vanities, medicine cabinets, lighting, flooring and new outside ventilation. **ELECTRICAL** – Upgrade of all electrical systems.  
**FURNACES** – Replacement of outdated furnaces throughout entire development with energy efficient furnace to save on utility consumption and usage charges  
**HOT WATER HEATERS** – Replacement of hot waters heaters throughout entire development.  
**KITCHEN** – New Energy Efficient refrigerators and Energy Efficient stoves were installed. Kitchen cabinet replacement for outdated cabinetry.  
**EXTERIOR - ROOFING** – New roofing has been completed. **DOWNSPOUTS & GUTTERS & LANDSCAPING-HAND RAILINGS** are forthcoming.

**AMP 002 – MAIN, TEDDY & LYNN**

**AIR CONDITIONING** – Replacement of all air conditioning units throughout entire development  
**BATHS** – Bathroom modernization is scheduled for Main Teddy & Lynn to address outdated tubs, sinks and tile work. The bathroom modernization will include new tubs, vanities, medicine cabinets, lighting, flooring and new outside ventilation.  
**BUILDING COMPONENTS** – New siding along with the removal of outdated fire escapes was completed for the Main, Teddy & Lynn development to improve curb appeal and upgrade unit utility efficiency. These improvements increased curb appeal and remove potential hazards.  
**ELECTRICAL** – upgrade of all electrical systems to include ceiling fans.  
**FURNACES** – Replacement of outdated furnaces throughout entire development with energy efficient furnace to save on utility consumption and usage charges  
**HOT WATER HEATERS** – Replacement of hot waters heaters throughout entire development.  
**KITCHEN** – New Energy Efficient refrigerators and Energy Efficient stoves were installed. Kitchen cabinet replacement for outdated cabinetry.  
**EXTERIOR - ROOFING** – New roofing has been completed. **LANDSCAPING & SIGNS & MAILBOX** - are Forthcoming.

**AMP 002 – NORTHERN HEIGHTS**

**AIR CONDITIONING** – Replacement of all air conditioning units throughout entire development  
**BATHS** – Bathroom modernization is scheduled for Northern Heights to address outdated tubs, sinks and tile work. The bathroom modernization will include new tubs, vanities, medicine cabinets, lighting, flooring and new outside ventilation.  
**BUILDING COMPONENTS** – New siding along with the removal of outdated fire escapes was completed for the Northern Heights development to improve curb appeal and upgrade unit utility efficiency. Outside railing work was completed to eliminate hazards and provide safe access to the rental office areas. These improvements increased curb appeal and remove potential hazards.  
**ELECTRICAL** – Upgrade of all electrical systems to include ceiling fans.  
**FURNACES** – Replacement of outdated furnaces throughout entire development with energy efficient furnace to save on utility consumption and usage charges.  
**HOT WATER HEATERS** – Replacement of hot waters heaters throughout entire development.  
**KITCHEN** – New Energy Efficient refrigerators and Energy Efficient stoves were installed. Kitchen cabinet replacement for outdated cabinetry.  
**EXTERIOR - ROOFING** – New roofing has been completed. **LANDSCAPING & SIGNS & MAILBOX**- are forthcoming.

### **PROGRESS IN MEETING CURRENT FIVE YEAR PLAN MISSION AND GOALS**

The Housing Authority of Georgetown continues to transition to site-based property management. The Property Managers and other key management staff continue to meet regularly to discuss ways on how to improve operating methods and provide better services to the residents of our housing communities. Maintenance staff is assigned to each community that enables accountability of their time resulting in improved efficiency and response time. Efforts continue to improve unit turnaround time. With the increased emphasis on good housekeeping, more home visits, grounds inspection, reinforcing the need for residents to take pride in their community by participating in keeping their communities clean, there is noticeable improvement in curb appeal in our housing developments. Increased home inspections have also resulted in improved unit conditions. Deficiencies identified by the contracted inspectors and REAC inspectors are being examined and every effort is being made to correct the problems in a timely manner. Property Managers attend resident meetings and encourage participation. The Executive Director continues to meet with Property Managers to discuss resident concerns, process and procedures. Property Managers have some purchasing authority that will be overseen by the Deputy Director and the Purchasing Department to ensure compliance with procurement policy and procedures and operation. Applications are made available/accepted at each site and processed by a dedicated staff assigned to the Area Property Manager and together they are working aggressively to house applicants and reduce the waiting list. The HA is currently meeting to discuss and implement goals and objectives to address public safety and security.

The siding project for Northern Heights and Main, Teddy & Lynn has been completed. These improvements drastically increased the curb appeal of each development. Playground equipment at Northern Heights is being relocated to better suit the community and to continue to more family oriented traditions. The HA continues to work to increase curb appeal and improve landscaping in its housing communities by complementing the siding replacement by completing roof replacements. The HA is working to attain 100% occupancy in all of its housing communities.

Special emphasis is being placed on good housekeeping and resident participation in keeping their community clean; stricter rules were implemented and are being enforced to ensure better property management. Playground equipment is being reviewed as part of the resident meetings in AMP 1. Resident Council/RAB planning initiatives underway throughout public housing. Resident Council meetings for April, and May, 2011 will include updates on planning, capital improvements, security and lease enforcement initiatives.

The Authority's is a standard performer. We are working on improving on each of the PHAS indicators and will continue to strive to attain better scores and reach our goal to become a high performer by 2012. Staff-members are dedicated to quality assurance and this, along with the emphasis being placed on increased inspections, improved management of client files, reduction in errors, improve compliance with RIM requirement, etc., will go a long way in helping us attain our goal. Marketing efforts are also being made to increase occupancy. The HA also continues to implement its de-concentration policy community-wide. The SEMAP score for FYE 9/30/10 is 79 and is a standard performer.

The HCV department has made grant applications for the HCV Family Self Sufficiency (FSS) and Home-ownership programs; and continues to maintain and serve FSS participants/ and Homeownership clients. The Section 8 HCV Administrative Plan was revised to include homeownership. It is also hoped that with the reorganization/restructuring of the HA, improved communications, emphasis on customer service and overall improvement in management operations, HA will be able to operate more efficiently and effectively and fulfill its mission and goals to provide adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

# HOUSING CHOICE VOUCHER (SECTION 8) HOME OWNERSHIP

Individual with disabilities may submit reasonable accommodation requests to the Property Manager or the 504 Reasonable Accommodation Administrator in writing, orally, or by any other equally effective means of communication at the HAG Central Office, 139 Scroggin Drive, Georgetown, KY 40324. The individual making the request will be provided with the Request for Reasonable Accommodation forms which should be completed, signed and returned for processing. Assistance with completing this form is available from Authority staff. If you have any questions or concerns about reasonable accommodation, please call the Executive Director at 502-863-3773 OR KY Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance – call one of the following:

**(800) 648-6056 (TTY); 711 (TTY) (800) 648-6057 (Voice) (800) 244-6111 (Speech) (800) 676-4290 (Española-TTY Voz)**

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## **INTRODUCTION**

The Housing Authority of Georgetown (HAG) has prepared this Homeownership Administrative Plan as an addition to the existing Section 8 Administrative Plan. This Plan addresses those areas that are pertinent to only the Homeownership Program. Areas not addressed herein may be found in the overall Section 8 Administrative Plan.

To avoid restating the applicable laws, the following is the list of written guidelines in descending order of authoritativeness:

**42 U.S.C. 1437 et. seq.**

**24 CFR 982 et.seq.**

**HUD Requirements**

## **HOMEOWNERSHIP ADMINISTRATIVE PLAN**

### **Section 8 Administrative Plan**

If a conflict exists the highest source of authority will prevail. All civil rights laws applicable to the Section 8 Housing Choice Voucher Program are applicable to the Homeownership Program. HAG will comply with all equal opportunity and nondiscrimination requirements imposed by contract or Federal and State law.

### **PURPOSE**

The Section 8 Homeownership Program of HAG permits participants who:

Meet the general requirements for admission into the HAG's Section 8 Housing Choice Voucher Program, including participants with portable vouchers, and satisfy the additional special requirements for homeownership assistance described herein, the option of purchasing a home with their Section 8 assistance rather than renting. Participation is voluntary.

### **The specific objectives of this Program are:**

- \*To expand housing opportunities for low-income, handicapped and disabled HAG's families.
- \*To permit HAG's families to acquire appreciable assets, moving toward the goal of economic self-sufficiency and eventual independence from government assistance programs.

### **INITIAL ELIGIBILITY REQUIREMENTS [24 CFR 982.627]**

Before commencing homeownership assistance for a family, HAG must determine that all of the following initial requirements have been satisfied:

#### **Homeownership Counseling**

- \* A family's participation in the Homeownership Program is conditioned on the family attending and successfully completing a homeownership and housing counseling program provided or approved by HAG prior to commencement of homeownership assistance. The family must have a statement not more than 30 days old of "certification" from an approved housing counseling program at the time of the homeownership application. "Certification" requires a current credit statement that meets the agency's standard for completion.
- \* The homeownership and counseling program will cover home maintenance; budgeting and money management; credit counseling; negotiating purchase price; securing mortgage financing; finding a home; and the advantages of purchasing and locating homes in areas that does not have a high concentration of low income families. The counseling agency providing the counseling program shall either be approved by HUD or the program shall be consistent with the homeownership counseling provided under HUD's Housing Counseling program.

**The family has been admitted to the Section 8 Housing Choice Voucher program.**

**The family qualifies as a first-time homeowner.** At commencement of homeownership assistance for the family, the family must be any of the following:

- \* A first-time homeowner is defined as a family of which no member owned any present ownership interest in a residence of any family member during the three years before commencement of homeownership assistance for the family. The term “first-time homeowner” includes a single parent or displaced homemaker who, while married, owned a home with his or her spouse or resided in a home owned by his or her spouse.
- \* A cooperative member defined as a family of which one or more members own Membership shares in a cooperative.
- \* A family of which a family member is a person with disabilities, and use of the homeownership option is needed as a reasonable accommodation so that the program is readily accessible to and usable by such person.

**The family satisfies the minimum income requirement.**

At commencement of monthly homeownership assistance payments for the family the family must demonstrate that the annual income of the adult family members who will own the home at commencement of homeownership assistance is not less than:

- \* In the case of a disabled family the monthly Federal Supplemental Security Income (SSI) benefit for an individual living alone multiplied by twelve; or
- \* In the case of other families, The Federal minimum wage multiplied by 2000 hours.
- \* Except in the case of an elderly family or a disabled family HAG shall not count any welfare assistance received by the family in determining annual income. This disregard of welfare assistance income only affects the determination of minimum annual income used to determine if a family initially qualifies for commencement of homeownership assistance in accordance with this section, but does not affect:
  - \*The determination of income eligibility for admission to the voucher program;
  - \*The calculation of the amount of the family’s total tenant payment (gross family contribution);
  - \*The calculation of the amount of homeownership assistance payments on behalf of the family.

**The family satisfies the employment requirements.**

- \* The family must demonstrate that one or more adult members of the family who will own the home at commencement of homeownership assistance are currently employed on a full-time basis (the term “full-time employment” means not less than an average of 30 hours per week); and has been continuously so employed during the year before commencement of homeownership assistance for the family.
- \* HAG shall have discretion to determine whether and to what extent interruptions are considered to break continuity of employment during this year. HAG may count self-employment in a business. Generally the employers may vary but there may not be a gap of more than two (2) weeks in employment and there must have been employment for at least forty-seven (47) weeks in the prior year.
- \* The employment requirement does not apply to an elderly family or a disabled family. Furthermore, if a family, other than an elderly family or a disabled family, includes a person with disabilities, HAG shall grant an exemption from the employment requirement. If HAG determines that an exemption is needed as a reasonable accommodation so that the program is readily accessible to and by persons with disabilities.
- \* The family has not defaulted on a mortgage securing debt to purchase a home under the homeownership option. HAG shall not commence homeownership assistance for a family if any family member has previously received assistance under the homeownership option, and has defaulted on

a mortgage securing debt incurred to purchase the home. Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home.

\*The family has not been in the “termination of assistance” process more than once in the last two years.

The family must evidence a stable family composition of at least one year for any family members that are not children, spouse, foster children or any person of whom an adult family member has legal custody or guardianship. The family must have completed one year under lease in the Housing Choice

Voucher program and must be on a month-to-month lease.

The family agrees to participate in the Family Self-Sufficiency Program and agrees to follow all Family Self-Sufficiency Obligations.

The family may not owe HAG or any other Housing Authority an outstanding debt.

### **PURCHASING A HOME**

Upon approval for the Homeownership Program, a family shall have a term of one hundred and twenty (120) days to execute a proposed sales agreement with the requisite components to HAG. During a Section 8 participant’s search for a home to purchase, the family’s Section 8 rental assistance shall continue pursuant to the Section 8 Administrative Plan.

For good cause, HAG may extend a family’s time to locate a home for additional 30 day increments not to exceed 60 days.

If a Section 8 participant is unable to purchase the home within the maximum time permitted HAG shall continue the family’s participation in the Section 8 Housing Choice Voucher Program. The family may not reapply for the Homeownership Program until they have completed an additional year of participation in the Section 8 Housing Choice Voucher Program following the initial determination of their eligibility for the Homeownership option.

Once a home is located and a sales agreement approved by the Housing Authority the agreement is then signed by the family. The family shall have three (3) months or as set forth in the Housing Authority’s approved sales agreement, to purchase the home.

### **ELIGIBLE UNITS [24 CFR 982.628]**

An eligible family may purchase any of the following types of homes: a new or existing single-family home, a single dwelling unit in a condominium or cooperative, or a manufactured home to be permanently situated on a lot owned by the family. The unit must either be under construction or already existing at the time the family enters into the contract of sale. Assistance is not available to purchase a home that has Section 8 project-based assistance.

The Housing Authority may disapprove a unit seller for any reason provided for disapproval of an owner under the Housing Choice Voucher Program.

The family will purchase a home in Scott County.

### **HOME INSPECTIONS AND CONTRACT OF SALE [4 CFR 982.631]**

#### **Home Inspections**

- \* HAG may not commence homeownership assistance for a family until the Housing Authority has inspected the unit and has determined that the unit passes Housing Quality Standards (HQS).
- \* The unit must also be inspected by an independent professional inspector selected

by and paid by the family. The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems.

- \* The independent inspector must provide a copy of the inspection report both to the family and to the Housing Authority. The Housing Authority may not commence homeownership assistance for the family until the Housing Authority has reviewed the inspection report of the independent inspector. Even if the unit otherwise complies with the Housing Quality Standards (and may qualify for assistance under the tenant based rental voucher program), the Housing Authority shall have the discretion to disapprove the unit for assistance under the Homeownership option because of information in the inspection report.

### **Contract of Sale**

- \* Before commencement of homeownership assistance, a member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family. The family must give the Housing Authority a copy of the Contract of Sale. The Contract of Sale must:
  - \* Specify the price and other terms of sale by the seller to the purchaser.
  - \* Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser.
  - \* Provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser.
  - \* Provide that the purchaser is not obligated to pay for any necessary repairs.
  - \* Obtain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under Section 8.
  - \* Provide the Housing Authority the right to inspect the dwelling and determine that it meets Housing Quality Standards.
  - \* Provide the Housing Authority the right to review and approve the independent inspection report.
  - \* Provide the Housing Authority the right to review and approve the financing terms and requirements.

## **FINANCING REQUIRMENTS [24 CFR 983.632]**

### **General**

- \* HAG may not require participants to use a certain lender or a certain type of financing. However, financing for purchases under the Homeownership Program must generally be provided, insured or guaranteed by the state or Federal government, comply with secondary mortgage market requirements or comply with generally accepted private sector underwriting standards.

### **Terms**

- \* The proposed loan terms must be submitted to and approved by HAG prior to closing. HAG will determine, in its sole discretion, the affordability of the family's proposed loan terms or whether they are appropriate for current market conditions. In making such determination, HAG may take into account other family expenses, education and training expenses, homeownership

expenses and the like.

- \* Certain types of financing, including but not limited to, balloon payment mortgages, unless convertible to a variable rate mortgage, are prohibited and will not be approved by HAG.
- \* If a mortgage is not FHA-insured or VA-guaranteed, the Housing Authority will require lenders to comply with generally accepted mortgage underwriting standards consistent with HUD/FHA, Ginnie Mae, Fannie Mae, Freddie Mac, RHS, the Federal Home Loan Bank or other generally accepted private sector underwriting requirements.
- \* HAG will not approve any lending that it determines, in its sole discretion, to be abusive or predatory.
- \* HAG will not approve sub-prime terms in lending.
- \* Seller financing will be considered by HAG on a case-by-case basis.
- \* Lease Purchase is not an option for the Homeownership Program.

### **Down Payment Requirements**

- \* HAG will let the market determine the down payment.
- \* If available the family may use its Family Self Sufficiency escrow account for such purposes.
- \* The seller may also contribute to down payment and closing costs requirements.
- \* The Housing Authority anticipates that the secondary or private market will further dictate creditworthiness and minimum down payment requirements.
- \* HAG has chosen not to provide down-payment assistance in lieu of monthly homeownership assistance payments.

### **ELIGIBLE UNITS [24 CFR 982.628]**

An eligible family may purchase any of the following types of homes: a new or existing single-family home, a single dwelling unit in a condominium or cooperative, or a manufactured home to be permanently situated on a lot owned by the family. The unit must either be under construction or already existing at the time the family enters into the contract of sale. Assistance is not available to purchase a home that has Section 8 project-based assistance.

The Housing Authority may disapprove a unit seller for any reason provided for disapproval of an owner under the Housing Choice Voucher Program.

The family will purchase a home in Scott County.

### **HOME INSPECTIONS AND CONTRACT OF SALE [4 CFR 982.631]**

#### **Home Inspections**

- \* HAG may not commence homeownership assistance for a family until the Housing Authority has inspected the unit and has determined that the unit passes Housing Quality Standards (HQS).
- \* The unit must also be inspected by an independent professional inspector selected by and paid by the family. The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems.
- \* The independent inspector must provide a copy of the inspection report both to the family and to the Housing Authority. The Housing Authority may not commence homeownership assistance for the family until the Housing Authority has reviewed the inspection report of the independent inspector. Even if the unit otherwise complies with the Housing Quality Standards (and

may qualify for assistance under the tenant based rental voucher program), the Housing Authority shall have the discretion to disapprove the unit for assistance under the Homeownership option because of information in the inspection report.

### **Contract of Sale**

- \* Before commencement of homeownership assistance, a member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family. The family must give the Housing Authority a copy of the Contract of Sale. The Contract of Sale must:
  - \* Specify the price and other terms of sale by the seller to the purchaser.
  - \* Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser.
  - \* Provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser.
  - \* Provide that the purchaser is not obligated to pay for any necessary repairs.
  - \* Obtain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under Section 8.
  - \* Provide the Housing Authority the right to inspect the dwelling and determine that it meets Housing Quality Standards.
  - \* Provide the Housing Authority the right to review and approve the independent inspection report.
  - \* Provide the Housing Authority the right to review and approve the financing terms and requirements.

## **FINANCING REQUIREMENTS [24 CFR 983.632]**

### **General**

- \* HAG may not require participants to use a certain lender or a certain type of financing. However, financing for purchases under the Homeownership Program must generally be provided, insured or guaranteed by the state or Federal government, comply with secondary mortgage market requirements or comply with generally accepted private sector underwriting standards.

### **Terms**

- \* The proposed loan terms must be submitted to and approved by HAG prior to closing. HAG will determine, in its sole discretion, the affordability of the family's proposed loan terms or whether they are appropriate for current market conditions. In making such determination, HAG may take into account other family expenses, education and training expenses, homeownership expenses and the like.
- \* Certain types of financing, including but not limited to, balloon payment mortgages, unless convertible to a variable rate mortgage, are prohibited and will not be approved by HAG.
- \* If a mortgage is not FHA-insured or VA-guaranteed, the Housing Authority will require lenders to comply with generally accepted mortgage underwriting standards consistent with HUD/FHA, Ginnie Mae, Fannie Mae, Freddie Mac, RHS, the Federal Home Loan Bank or other generally accepted private sector underwriting requirements.
- \* HAG will not approve any lending that it determines, in its sole discretion, to be abusive or predatory.
- \* HAG will not approve sub-prime terms in lending.

- \* Seller financing will be considered by HAG on a case-by-case basis.
- \* Lease Purchase is not an option for the Homeownership Program.

### **Down Payment Requirements**

- \* HAG will let the market determine the down payment.
- \* If available the family may use its Family Self Sufficiency escrow account for such purposes.
- \* The seller may also contribute to down payment and closing costs requirements.
- \* The Housing Authority anticipates that the secondary or private market will further dictate creditworthiness and minimum down payment requirements.
- \* HAG has chosen not to provide down-payment assistance in lieu of monthly homeownership assistance payments.

### **FAMILY OBLIGATIONS [24 CFR 982.633]**

Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, HAG may not continue homeownership assistance after the month when the family moves out.

A family must execute the Statement of Family Obligations agreeing to comply with all family obligations under the Section 8 Housing Choice Voucher Program and the Homeownership Program. These obligations include:

- \* Attending and completing ongoing homeownership counseling;
- \* The family must comply with the terms of the mortgage;
- \* So long as the family is receiving homeownership assistance, use and occupancy of the home is subject to the same requirements as the Section 8 Rental program;
- \* The family must not sell or transfer the home to anyone other than a member of the assisted family who resides in the home while receiving homeownership assistance;
- \* Supplying all required information to HAG including but not limited to, annual verification of household income and notice of change in homeownership expenses;
- \* The family must notify HAG before the family moves out of the home;
- \* The family must notify HAG if the family defaults on a mortgage securing any debt incurred to purchase the home;
- \* During the time the family receives homeownership assistance, no member may have any ownership interest in any other residential property.

### **Additional requirements by HAG:**

- \* The family will be required to maintain ongoing “full\*time” employment (30 hours per week). Except for disabled and/or elderly adults, each household must demonstrate that each person 18 years or older is either employed full time, or is a full time student, or is providing care to a child or disabled person on a full time basis. A combination is allowed as long as he total is 30 hours per week.
- \* The Housing Authority shall have discretion to determine whether and to extent interruptions are considered to break continuity of employment during the year. The Housing Authority may count successive employment during the year. Also the Housing Authority may count self-employment in a business. Generally the employers may vary but there may not be a gap of more than two (2) weeks in employment and there must have been employment for at least forty seven (47) weeks in the prior year.

- \* The family must agree **not** to refinance or incur additional debt secured by the home without prior written approval by HAG.
- \*The family must allow home inspections by HAG when it is deemed appropriate and, except in the case of an emergency, when forty eight (48) hours' notice is given.

**MAXIMUM TERM OF HOMEOWNERSHIP ASSISTANCE [24 CFR 982.634]**

Except in the case of a family that qualifies as an elderly or disabled family, the family members shall not receive homeownership assistance for more than:

- \* Fifteen years (15), if the initial mortgage incurred to finance purchase of the home has a term of twenty (20) years or longer; or
  - \* Ten (10) years, in all other cases.
- The maximum term applies to any member of the family who:
- \* Has an ownership interest in the unit during the time that homeownership payments are made; or
  - \* Is the spouse of any member of the household who has an ownership interest in the unit during the time homeownership payments is made.

Exception for elderly and disabled families:

- \* Families that qualify as elderly at the commencement of homeownership assistance is not subject to maximum term limitation.
- \* Families that qualify as disabled at the commencement of homeownership assistance, or at any time during the provision of homeownership assistance, are not subject to a maximum term limitation.
- \* If, during the course of homeownership assistance, the family ceases to qualify as an elderly or disabled family, the maximum term becomes applicable from the date homeownership assistance commenced.

However, such a family must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable.

If the family has received assistance for different homes, or from other housing authorities, the total of such assistance terms is subject to the maximum term limitation as described in this section.

**AMOUNT OF ASSISTANCE [24 CFR 982.635]**

HAG shall pay a monthly homeownership assistance payment on behalf of the family that is equal to the lower of:

- \* The payment standard minus the total tenant payment; or
- \* The family's monthly homeownership expenses minus the total tenant payment.

**Determination of Payment Standard for Family.**

- \* The payment standard for a family is the lower of:
  - \* The payment standard for the family unit size; or
  - \* The payment standard for the size of the home.
- \* The payment standard for a family is the greater of:
  - \* The payment standard at the commencement of homeownership assistance for occupancy of the home; or
  - \* The payment standard at the most recent regular reexamination of family income and composition since the commencement of homeownership assistance for occupancy of the home.

- \* HAG must use the same payment standard schedule, payment standard amounts, and subsidy standards for the homeownership option as for the Housing Choice Voucher program.
- \* HAG will request HUD approval of a higher payment standard where it is warranted as a reasonable accommodation for a family that includes a person with disabilities.

**Determination of Homeownership Expenses.**

- \* Homeownership expenses for a homeowner may only include amounts allowed by HAG to cover:
  - \* Principal and interest on initial mortgage debt, any refinancing of such debt, and any mortgage insurance premium incurred to finance purchase of the home;
  - \* Real estate taxes and public assessments on the home;
  - \* Homeowner’s insurance;
  - \* Allowance for maintenance expenses per HAG schedule;
  - \* Allowance for costs of major repairs and replacement per HAG;
  - \* Utility allowance for the home per HAG’s schedule.
- \* Principal and interest on mortgage debt incurred to finance costs for major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if HAG determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person.
- \* Homeownership expenses for a condominium may include homeowner association dues, fees or regular charges assessed, if any.
- \* Homeownership expenses for a cooperative member may only include HAG approved amounts for the cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public purchase of cooperative membership shares and any refinancing of such debt; home insurance; the allowances for maintenance expenses, major repairs and replacements and utilities, and principal and interest on debt incurred to finance major repairs, replacements, or improvements, including changes needed to make the home accessible.

**Housing Assistance Payments**

- \*HAG must pay the homeownership assistance payments to a lender on behalf of the family.  
The family will be responsible to submit its portion of the mortgage payment to the lender.  
If the assistance payment exceeds the amount due to the lender, the Housing Authority must pay the excess directly to the family.

**PORTABILITY OF HOMEOWNERSHIP ASSISTANCE [24 CFR 982.636]**

A family determined eligible for homeownership assistance by HAG may purchase a unit outside of the initial jurisdiction, if the receiving Housing Authority is administering a voucher homeownership program and is accepting new homeownership families.

# **CAPITAL FUND GRANTS**

## **PERFORMANCE EVALUATION 2010 (A), ARRA (B), 2009 (C), 2008 (D)**

**50075.1**

**2011 (E), 2010 (F), 2009 (G), ARRA (H),  
2008 (I)**

**50075.2**

**FIVE YEAR ACTION PLAN: 2012-2015 (J)**

# **PERFORMANCE EVALUATION**

**2010, 2009, ARRA, 2008**

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part I: Summary**

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

OMB Approval No. 2577-0157  
 (exp. 3/31/2010)

HA Name <b>HOUSING AUTHORITY OF GEORGETOWN</b>	Comprehensive Grant Number <b>KY36P06150110</b>	FFY of Grant Approval <b>KY36P06150110</b>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement/Revision Number 1  
 Performance and Evaluation Report for Program Year Ending 2011   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>2</sup>	
		Original	Revised <sup>1</sup>	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	30,000.00	107,706.00	107,706.00	
3	1408 Management Improvements	60,000.00	40,000.00	9,935.00	9,935.00
4	1410 Administration	64,525.00	53,852.00	53,852.00	
5	1411 Audit	3,000.00	53,000.00	53,000.00	
6	1415 Liquidated Damages				
7	1430 Fees and Costs		11,000.00	11,000.00	
8	1440 Site Acquisition				
9	1450 Site Improvement		31,000.00		
10	1460 Dwelling Structures	351,007.00	233,974.00	900.00	900.00
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	30,000.00	8,000.00		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>538,532.00</b>	<b>538,532.00</b>	<b>236,123.00</b>	<b>10,835.00</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date <u>7-1-2011</u>	Signature of Public Housing Director	Date
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Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

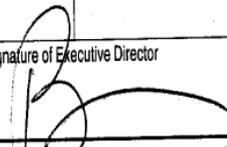
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA	OPERAITONS	1406	LUMP	35,000	107706.00	107,70600		
	POLICE FOOT PATROL	1408	LUMP	48,000	30,000			
	STAFF TRAINING & TRAVEL	1408	LUMP	10,000	10,000			
	RIC ACTIVITIES	1408	LUMP	2,000	5,000			
	CFP COST-ACTIVITIES SALARIES	1410	LUMP	54,026	53,852.00	53,852.00		
	AUDIT	1411	LUMP	54,026	53,000.00	53,000.00		
	FEES AND COST	1430	LUMP	10,499	11,000	11,000		
	OFFICE EQUIPMENT	1475.1	LUMP	26,000	5,000			
	MAINT.EQUIPMENT	1475.2	LUMP	4,000	3,000			
KY061-01	ELECTRICAL UPGARDE	1460	LUMP	7000	2000			
	REBUILD PORCH COVERINGS	1460	LUMP		31,340			
WS	NEW SIDING	140	LUMP	10000				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

 7-1-2011

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
KY061-02	ENERGY EFF. LIGHT FIXTURES	1460	LUMP	5,000	6,000			
	PLAYGROUND EQUIPMENT		LUMP	10,000				
	PLUMBING FIXTURES	1460	LUMP	20,000	20,000			
	CABINET REPLACEMENT	1460			15,000			
	FLOOR TILE REPAIR	1460		5,000	25,084.00			
	PLUMBING FIXTURES	1460	LUMP	48,408	10,000			
	ENERGY EFF. LIGHT FIXTURES	1460	LUMP	5,000	3,000			
	INTERIOR & EXT. SEWER (WASTE L	1460	LUMP	128,809	128,809			
	FLOOR REPAIR	1460	LUMP	2,500	25,081	900.00	900.00	IN-PROGRESS
	ELECTRICAL UPGRADE	1460	LUMP	32,500	2000			
HANDRAILS	1450	LUMP		31,000				

Signature of Executive Director \_\_\_\_\_ Date 7-1-2011

Signature of Public Housing Director \_\_\_\_\_ Date \_\_\_\_\_

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part I: Summary**

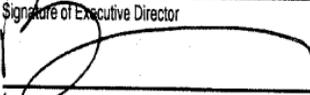
U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

OMB Approval No. 2577-0157  
 (exp. 3/31/2010)

HA Name <b>Housing Authority of Georgetown</b>	Comprehensive Grant Number <b>KY36S061501-09</b>	FFY of Grant Approval <b>ARRA(2009)</b>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending 2011   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>2</sup>	
		Original	Revised <sup>1</sup>	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,000.00	7,199.00	7,199.00	7,199.00
8	1440 Site Acquisition				
9	1450 Site Improvement	25,265.00	12,799.00	12,799.00	12,799.00
10	1460 Dwelling Structures	476,602.00	433,068.00	433,068.00	433,068.00
11	1465.1 Dwelling Equipment—Non-expendable	164,000.00	230,801.00	230,801.00	230,801.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>683,867.00</b>	<b>683,867.00</b>	<b>683,867.00</b>	<b>683,867.00</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date <b>6/7/2011</b>	Signature of Public Housing Director	Date
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Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA-WIDE	Replacement ALL Appliances	1465	Lump	164,000	230,801	230,801	230,801	FINAL
	GFI OUTLETS (2 PER UNIT)	1460	Lump	39,000	39,000	39,000	39,000	FINAL
	PHYSICAL NEEDS ASSESSMENT	1430	Lump	18,000	18,000	18,000	18,000	FINAL
	504 IMPROVEMENTS	1450	Lump	25,265	25,265	25,265	25,265	FINAL
	ROOFING	1460	Lump	437,602.00	394,068	394,068	394,068	FINAL

Signature of Executive Director

Date

6-7-2011

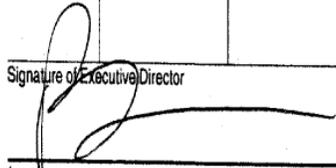
Signature of Public Housing Director

Date

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates <sup>2</sup>
	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
PHA-SITE	4/06/2009	11/17/2009	3/15/2010			04/18/2011	

Signature of Executive Director  


Date  
6/7/2011

Signature of Public Housing Director

Date

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part I: Summary**

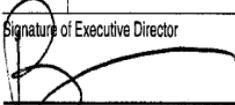
U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

OMB Approval No. 2577-0157  
 (exp. 3/31/2010)

HA Name <b>HOUSING AUTHORITY OF GEORGETOWN</b>	Comprehensive Grant Number <b>KY36P6150109</b>	FFY of Grant Approval <b>KY36P6150109</b>
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- Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement/Revision Number 2  
 Performance and Evaluation Report for Program Year Ending 2011   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>2</sup>	
		Original	Revised <sup>1</sup>	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	107,828.00	107,706.00	107,706.00	61,630.06
3	1408 Management Improvements	8,000.00	28,000.00	28,000.00	10,102.33
4	1410 Administration	37,000.00	53,582.00	53,582.00	18,813.09
5	1411 Audit	20,000.00	20,000.00	20,000.00	2,500.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs		10,000.00	10,000.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	366,312.00	306,767.00	306,767.00	198,672.42
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures		13,085.00	13,085.00	11,085.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>539,140.00</b>	<b>539,140.00</b>	<b>539,140.00</b>	<b>308,982.90</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures	205,445.00	304,949.00	304,949.00	

Signature of Executive Director  Date 7-1-2011

Signature of Public Housing Director \_\_\_\_\_ Date \_\_\_\_\_

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA WIDE	OPERATIONS	1406	LUMP	107,828.00	107,706.00	107,706.00	61,630.06	PROGRESSING
	SITE-SECURITY	1408	LUMP	23,000	28,000	28,000		
	RIC ACTIVITIES	1408	LUMP	3,000	3000	3,000	288.13	PROGRESSING
	CFP SALARIES	1410	LUMP		53,582.00	53,582.00	18,813.09	PROGRESSING
	AUDIT	1411	LUMP	20,000	20,000	20,000	2,500	PROGRESSING
	FEES&COST	1430	LUMP		10,000	10,000		
	LIGHTS PORCH ENTRY WAY	1460	LUMP	165,867	8,968.18	19,902.48		
	BATHROOM MOD	1460	LUMP	114,114	59,125.22	96,837.02	8645.02	PROGRESSING
	KITCHEN MOD	1460	LUMP	91,331	53,646.20	53,646.20		
	CONCRETE REPLACEMENT	1470	LUMP		11,085.00	11,085.00	11,085.00	COMPLETED
	OFFICE EQUIPMENT	1475	LUMP	2,000.00	2,000.00			
KY061-01	ROOFING	1460	LUMP		188,209.88	188,209.88	188,209.88	COMPLETED
KY061-02	MOD REPAIR UNITS (394,396)	1460	LUMP		1,817.52	1,817.52	1,817.52	COMPLETED

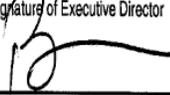
Signature of Executive Director \_\_\_\_\_ Date 7-1-2011

Signature of Public Housing Director \_\_\_\_\_ Date \_\_\_\_\_

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates <sup>2</sup>
	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	

Signature of Executive Director  Date 7-1-2011

Signature of Public Housing Director \_\_\_\_\_ Date \_\_\_\_\_

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part I: Summary**

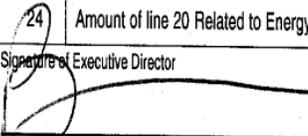
U.S. Department of Housing  
 and Urban Development  
 Office of Public and Indian Housing

OMB Approval No. 2577-0157  
 (exp. 3/31/2010)

HA Name <b>HOUSING AUTHORITY OF GEORGETOWN</b>	Comprehensive Grant Number <b>KY36P6150108</b>	FFY of Grant Approval <b>KY36P6150108</b>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement/Revision Number 4   
  Final Performance and Evaluation Report  
 Performance and Evaluation Report for Program Year Ending 2011

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>2</sup>	
		Original	Revised <sup>1</sup>	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	35,000.00	82,000.00	82,000.00	82,000.00
3	1408 Management Improvements	77,000.00			
4	1410 Administration	54,026.00	64,026.00	64,026.00	64,026.00
5	1411 Audit	3,000.00	3,000.00	3,000.00	3,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	52,500.00	77,444.33	77,444.33	60,363.53
10	1460 Dwelling Structures	289,238.00	250,054.12	250,054.12	250,054.12
11	1465.1 Dwelling Equipment—Non-expendable		12,547.92	12,547.92	12,547.92
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	29,500.00	51,191.63	51,191.63	27,026.52
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>540,264.00</b>	<b>540,264.00</b>	<b>540,264.00</b>	<b>499,081.09</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date <u>7-1-2011</u>	Signature of Public Housing Director	Date
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<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

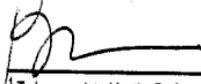
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
PHA WIDE	OPERATIONS	1406	LUMP	35000	82000	82000	82000	COMPLETED	
	SECURITY (CAMERAS, FT. PATROL)	1408	LUMP	65000				DELETED	
	RIC ACTIVITIES	1408	LUMP	2,000				DELETED	
	CFP SALARIES	1410	LUMP	54026	38240.28	38,240.28	38,240.28	COMPLETED	
	AUDITS	1411	LUMP	3,000	3,000	3,000	3,000	COMPLETED	
	EMER. TREE-REMOVAL (ICE-STORM)	1450	LUMP		60363.53	60,363.53	60,363.53	COMPLETED	
	OFFICE EQUIPMENT (TEL. SYS)	1475.1	LUMP	1,000	25,500.00	23,297.10	23,297.10	COMPLETED	
	IT COMPUTER UPGRADE	1475.4	LUMP		12,652.50	12,652.50	11,996.10	COMPLETED	
	NEW COMPUTER SERVER (MAIN)	1475.4	LUMP		6521.50	6521.50		IN-PROGRESS	
	MAINTENANCE EQUIPMENT	1475.2	LUMP	28,500	6517.63	6517.63		IN-PROGRESS	
	LANDSCAPE	1450	LUMP	18,500	17,080.80	17,080.80		IN-PRGRESS	
	KY061-01	CONCRETE REPAIR	1460	LUMP	9,762				DELETED

Signature of Executive Director

Date

Signature of Public Housing Director

Date



7-1-2011

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

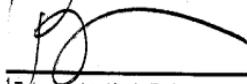
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
KY061-02	ROOFING PROJECT	1460	LUMP		100,757.12	100,757.12	100,757.12	COMPLETED
	ENERGY-EFF. COMMODOES	1460	LUMP	24,238				DELETED
	HD APPLIANCES	1465	LUMP		12547.92	12547.92	12547.92	COMPLETED
MTL	NEW SIDING/REMOVAL FIRE ESC.	1460	LUMP	20,000	131,375.00	131,375.00	131,375.00	COMPLETED
	RE-PAVE PARKING LOT	1450	LUMP	20,000				DELETED
	FLOOR TILE REPAIR	1460	LUMP	15,000				DELETED
	SIDING REPLACEMENT	1460	LUMP	45,000				DELETED
	ENERGY-EFF.COMMODOES	1460	LUMP	30,000				DELETED
	OFFICE WALL/S8	1460	LUMP		8514.00	8514.00	8514.00	COMPLETED
	CONCRETE REPAIR	1450	LUMP	5,000				DELETED
NH	LANDSCAPE	1450	LUMP	5,000				DELETED
	RENOVATE 526-528 (FLOOR TILE)	1460	LUMP	125,000	6586.00	6586.00		COMPLETED

Signature of Executive Director

Date

Signature of Public Housing Director

Date



7-1-2011

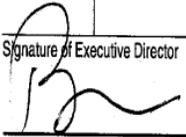
<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <sup>2</sup>
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	COVE-BASE 1ST FLOOR UNITS 526-I +	1460	LUMP		922.00	922.00	922.00	COMPLETED
	ENERGY-EFF. COMMUNES	1460	LUMP	24,238				DELETED

Signature of Executive Director  Date 7-1-2011

Signature of Public Housing Director \_\_\_\_\_ Date \_\_\_\_\_

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

# **ATTACHMENT E 2011 (ESTIMATION)**

Part I: Summary					
PHA Name: HOUSING AUTHORITY OF GEORGETOWN		Grant Type and Number Capital Fund Program Grant No: KY36P061501-11 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval: 2011
Type of Grant <input checked="" 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: 6/03/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	86,000.00			
3	1408 Management Improvements	25,000.00			
4	1410 Administration (may not exceed 10% of line 21)	54,026.00			
5	1411 Audit	30,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,499.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	31,000.00			
10	1460 Dwelling Structures	220,719.00			
11	1465.1 Dwelling Equipment—Nonexpendable	78,020.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	5,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

<b>Part I: Summary</b>					
PHA Name: HOUSING AUTHORITY OF GEORGETOWN		Grant Type and Number Capital Fund Program Grant No: KY36P061501-11 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	540,264.00			
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	198,739.00			
Signature of Executive Director		Date	Signature of Public Housing Director		Date
<i>[Signature]</i>		05/01/11			

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

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF GEORGETOWN		Grant Type and Number Capital Fund Program Grant No: KY36P061501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011			
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA-WIDE	OPERATIONS	1406	LUMP	86,000.00				
	SITE-SECURITY-FP	1408	LUMP	13,000.00				
	STAFF-TRAIN/TRAVEL	1408	LUMP	10,000.00				
	RIC ACTIVITIES	1408	LUMP	2,000.00				
	CFP COST ALLOCATED SALARIES	1410	LUMP	54,026.00				
	AUDIT	1411	LUMP	30,000.00				
	FEES AND COST	1430	LUMP	10,499.00				
	MAINTENANCE EQUIPMENT	1475.2	LUMP	5,000.00				
	AIR CONDITIONER REPAIR/REPL.	1465	LUMP	25,000.00				
KY061-01 SCROG. PARK (A) PRATHER (B)								
A,B	WATER HEATERS	1465.1	LUMP	11,000.00				
A,B	TUB.SUR./WALK-IN SHOWERS	1460	LUMP	20,000.00				
A,B	SIDE-WALK REPAIR	1450	LUMP	8,000.00				
A,B	EXT. LIGHTING FIXTURES	1450	LUMP	13,000.00				
A,B	REPLACE FRONT AND REAR INTERIOR DOORS	1460	LUMP	67,217.00				
A,B	RANGE HOOD	1465.1	LUMP	13,000.00				
A,B	SEAL PLUMBING	1465.1	LUMP	5,000.00				
	REPLACE EXHAUST FANS & DRYER VENTS	1465.1	LUMP	15,000.00				

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF GEORGETOWN		Grant Type and Number Capital Fund Program Grant No: KY36P061501-11 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011			
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
A,B	BRICK SILL	1460	LUMP	10,000.00				
B	TUCK POINT	1460	LUMP	5,000.00				
A,B	REPLACE UTILITY DOOR	1460	LUMP	9,000.00				
A,B	REPLACE UNIT THERMOSTATS	1460	LUMP	8,000.00				
A,B	INTERIOR PAINTING	1460	LUMP	5,000.00				
A,B	REPLACE SHOWER HEADS	1460	LUMP	4,285.00				
KY061-02 NH (A) MTL (B) WH AND WS (C)								
A,B,C	NEW FRONT/REAR DOORS	1460	LUMP	32,217.00				
A,B,C	SEAL PLUMBING/ALL BLDS.	1460	LUMP	7,000.00				
A,B,C	EXT. LIGHT FIXTURES	1460	LUMP	8,000.00				
A,B,C	REPLACE RANGE HOOD	1465	LUMP	5,000.00				
A,B,C	REPLACE HOT WATER HEATER	1465	LUMP	4,000.00				
A,B,C	TUB SUR./WALK-IN SHOWERS	1460	LUMP	20,000.00				
A,B,C	SIDEWALK REPAIR	1450	LUMP	10,000.00				
A,B,C	REPLACEMENT UTILITY CLOSET DOORS	1460	LUMP	5,000.00				
A,B,C	REPLACE SHOWER HEADS	1460	LUMP	2,000.00				
A,B,C	THERMOSTAT REPLACEMENT	1460	LUMP	4,000.00				
A,B,C	INTERIOR PAINTING	1460	LUMP	5,000.00				







# **ATTACHMENT F**

# **2010**

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

<b>Part I: Summary</b>	
PHA Name: HOUSING AUTHORITY OF GEORGETOWN	Grant Type and Number Capital Fund Program Grant No: KY36P06150110 Replacement Housing Factor Grant No: Date of CFFP: 6-18-2010
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no:1 1-28-2011)  
 Performance and Evaluation Report for Period Ending: 1-11-2011       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	30,000	107,706.00	107,706.00	
3	1408 Management Improvements	60,000	40,000.00	40,000.00	9935.00
4	1410 Administration (may not exceed 10% of line 21)	64,525	53,852.00	53,582.00	
5	1411 Audit	3,000	53,000.00	53,000.00	
6	1415 Liquidated Damages				
7	1430 Fees and Costs		11,000.00	11,000.00	
8	1440 Site Acquisition				
9	1450 Site Improvement		31,000.00		
10	1460 Dwelling Structures	351,007	233,974.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	30,000	8,000.00		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

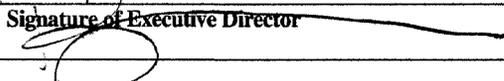
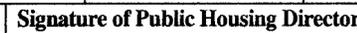
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> 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

<b>Part I: Summary</b>					
<b>PHA Name:</b> HOUSING AUTHORITY OF GEORGETOWN		<b>Grant Type and Number</b> Capital Fund Program Grant No: KY36P06150110 Replacement Housing Factor Grant No: Date of CFFP: 6-18-2010		<b>FFY of Grant:2010</b> <b>FFY of Grant Approval: 2010</b>	
<b>Type of Grant</b>					
<input checked="" 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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	538,532.00	538,532.00	225,288.00	
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				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	
		1/28/11			

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

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF GEORGETOWN			Grant Type and Number Capital Fund Program Grant No: KY36P06150110 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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA WIDE	Operations	1406	Lump	35,000	107706.00			
	Police Foot Patrol	1408	Lump	48,000	30,000.00			
	Staff Training & Travel	1408	Lump	10,000	5,000.00			
	RIC Activities	1408	Lump	2,000	5,000.00			
	CFP Cost-Activities Salaries	1410	Lump	54,026	53,852.00			
	Audit	1411	Lump	54,026	53,000.00			
	Fees and Cost	1411	Lump	10,499	11,000.00			
	Office Equipment	1475-1	Lump	26,000	5,000.00			
	Maint. Equipment	1475-2	Lump	4,000	3000.00			
KY061-01 Scroggin Park (A) Main, Teddy,Lynn (B) Washington St ( C )								
(A)(B)(C)	Electrical Upgrade	1460	Lump	7,000.00	2,000.00			
( C )	Rebuild Porch Coverings	1460		31,340				
( C )	New Siding	1460	Lump	10,000				
A)(B)(C)	Energy Efficient Light Fixtures	1460	Lump	5,000	6,000.00			
	PlayGround Equipment		Lump	10,000				
(B)	Plumbing Fixutres	1460	Lump	20,000	20,000.00			
	Cabinet replacement	1460		15,000				
(A)(B)(C)	Floor Tile Repair	1460		5,000	25,084.00			

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.









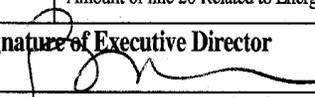
# **ATTACHMENT G 2009**



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

<b>Part I: Summary</b>					
PHA Name: Housing Authority of Georgetown 139 Scroggin Park Georgetown KY, 40324		Grant Type and Number Capital Fund Program Grant No KY36P6150109 Replacement Housing Factor Grant No: Date of CFFP: 6/11/2009		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/20/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	<b>\$539,140.00</b>	<b>\$539,140.00</b>	<b>\$539,140.00</b>	<b>\$112,423.02</b>
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	\$188,867.00	\$47,902.48	\$47,902.48	
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$205,445.00	\$304,949.00	\$304,949.00	
Signature of Executive Director 		Date <u>5/20/2011</u>		Signature of Public Housing Director _____ Date _____	

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

<b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of Georgetown 139 Scroggin Park Georgetown KY, 40324			Grant Type and Number Capital Fund Program Grant No KY36P6150109 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	Developme nt Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>PHA WIDE</b>	OPERATIONS	1406	LUMP	\$15,628.00	\$71,706.00	\$71,706.00	53,630.06	Progressing
	2 CUSTODIANS	1406	LUMP	\$38,000.00		0		
	1 MECHANIC	1406	LUMP	\$32,200.00		0		
	SITE-SECURITY	1406	LUMP	\$23,000.00	28,000.00	28,000.00		
	STAFF TRAINING	1406	LUMP	\$8,000	\$8,000	\$8,000	8000.00	Completed
	PEST CONTROL	1408	LUMP	\$26,000.00	\$20,000.00	\$20,000.00		Progressing
	RIC Activities	1408	LUMP	\$3,000.00	\$3,000.00	\$3,000.00	\$288.13	
	CFP Salaries	1410	LUMP		\$53,582.00	\$53,582.00	18,813.09	Progressing
	AUDIT	1411	LUMP	\$20,000.00	\$20,000.00	\$20,000.00	2,500.00	Progressing
	Fees & Costs	1430	LUMP		10,000.00	10,000.00		
	LIGHTS,PORCH ENTRY WAY	1460	LUMP	\$165,867.00	\$8,968.18	\$8,968.18		
	BATHROOM MOD	1460	LUMP	\$114,114.00	\$59,125.22	\$59,125.22		
	KITCHEN MOD	1460	LUMP	\$91,331.00	\$53,646.20	\$53,646.20		
	Concrete Replacement	1470	LUMP		\$11,085.00	\$11,085.00	\$11,085.00	Completed
	OFFICE EQUIPMENT	1475	LUMP	\$2,000.00	\$2,000.00	\$2,000.00		
<b>AMP1 PRATHER (A) SCROGGINS (B)</b>						0		
	ROOFING	1460	LUMP		\$188,209.88	\$188,209.88	\$188,209.88	
<b>AMP2 WASHINGTON HEIGHTS</b>						0		
	MOD REPAIR UNITS (394,396)	1460	LUMP		\$1,817.52	\$1,817.52	\$1,817.52	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.







# **ATTACHMENT H**

# **ARRA**

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**

<b>PHA Name: Housing Authority of Georgetown</b> 139 Scroggin Park Georgetown KY, 40324	<b>Grant Type and Number</b> Capital Fund Program Grant No: KY36S6061501-09 ARRA Replacement Housing Factor Grant No: Date of CFFP: 12-22-2010	<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>
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Type of Grant  
 Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no:1 4.18.2011)  
 Performance and Evaluation Report for Period Ending 06/14/2010     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
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	\$18,000.00	\$18,000.00	\$18,000.00	\$7,199.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$25,265.00	\$25,265.00	\$12,799.00	12,799.00
10	1460 Dwelling Structures	640,602.00	640,602.00	433,068.00	268,109.37
11	1465.1 Dwelling Equipment—Nonexpendable	164,000.00	230,801.00	230,801.00	230,801.00
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 <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Georgetown 139 Scroggin Park Georgetown KY, 40324		<b>Grant Type and Number</b> Capital Fund Program Grant No: KY36S6150109 Replacement Housing Factor Grant No: Date of CFFP: 4/06/2009 <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending 06/15/2010</b>		<b>FFY of Grant 2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>Type of Grant</b> <input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 04/18/2011)</b> <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 6/15/2010</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	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)	\$683,867.00	\$683,867.00	\$683,867.00	\$477,223.37
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$25,265.00	\$25,265.00	\$25,265.00	12,799.00
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	640,602.00	663,869.00	663,869.00	663,869.00
<b>Signature of Executive Director</b> <i>Brenda Valentine-Jackson</i>		<b>Date</b> 04/18/2011		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

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

<b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of Georgetown 139 Scroggin Park Georgetown KY, 40324			<b>Grant Type and Number</b> Capital Fund Program Grant No: KY36S6150109 CFFP (Yes/ No): Replacement Housing Factor Grant No: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/22/2010			<b>Federal FFY of Grant: 2009</b>		
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 <sup>2</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA WIDE								
PHA Wide	Replacement All Appliances	1465	Lump	\$164,000.00	\$230,801.00	\$230,801.00	\$230,801.00	Completed
PHA Wide	Install GFI Outlets (2 per unit)	1460	Lump	\$39,000.00	\$39,000	\$39,000.00	\$39,000.00	Completed
PHA Wide	Physical Needs Assessment	1430	Lump	\$18,000.00	\$7,199.00	\$7,199.00	\$7,199.00	Completed
PHA Wide	504 Improvements -Ramps	1450	Lump	\$25,265.00	\$12,799.00	\$12,799.00	12,799.00	Completed
AMP2 (Main, Teddy, Lynn Washington Street Washington Heights Northern Heights)								
	Phase 1: Replace all floor tile and cove base	1460	126 units	\$150,262.00	0	0	0	Cancelled
	Phase: 1 Replace all kitchen cabinets	1460	126 Units	\$315,000.00	0	0	0	Cancelled
PHA Wide	Phase:1 Roofing	1460		\$437,602.00	\$394,068.00	\$394,068.00	\$394,068.00	Completed

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.







# ATTACHMENT I 2008

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

<b>Part I: Summary</b>					
PHA Name : Housing Authority of Georgetown		Grant Type and Number Capital Fund Program Grant No: KY36P06150108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:4 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	35,000	82,000	82,000	82,000
3	1408 Management Improvements	77,000			
4	1410 Administration (may not exceed 10% of line 21)	54,026	64,026	64,026	64,026
5	1411 Audit	3,000	3,000	3,000	3,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	52,500	77,444.33	77,444.33	60,363.53
10	1460 Dwelling Structures	289,238	250,054.12	250,054.12	238,344.00
11	1465.1 Dwelling Equipment—Nonexpendable		12547.92	12547.92	12547.92
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	29,500	51,191.63	51,191.63	27,026.52
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

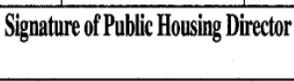
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

<sup>4</sup> 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							
<b>PHA Name:</b> Housing Authority of Georgetown		<b>Grant Type and Number</b> Capital Fund Program Grant No: KY36P06150108 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:</b> 2008 <b>FFY of Grant Approval:</b>			
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report							
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>			
		Original	Revised <sup>2</sup>	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)	540,264	540,264	540,264	487,307.97		
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 5/20/2011		Signature of Public Housing Director 		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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 II: Supporting Pages								
PHA Name: Housing Authority of Georgetown			Grant Type and Number Capital Fund Program Grant No: KY36P06150108 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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA WIDE								
	Operations	1406	Lump	35,000	82,000	82,000	82,000	Completed
	Police "Foot Patrols"	1408	Lump	45,000				Deleted
	Security Cameras	1408	Lump	20,000				Deleted
	RIC Activities	1408	Lump	2,000				Deleted
	CFP Salaries	1410	Lump	54,026	38,240.28	38,240.28	38,240.28	Completed
	Asher	1410	Lump		23,285.72	23,285.72	23,285.72	Completed
	Grant Writer	1410	Lump		2,500	2,500	2500	Completed
	Audits	1411	Lump	3,000	3,000	3,000	3000	Completed
	Emergency Tree-Removal (ICE-Storm	1450	Lump		60,363.53	60,363.53	60,363.53	Completed
	Office equipment (Telephone Sys)	1475.1	Lump	1,000	25,500.00	23,297.10	23,297.10	Completed
	IT Computer Upgrade	1475.4	Lump		12,652.50	12,652.50	11,996.10	Completed
	New Computer Server (Main)	1475.4	Lump		6521.50	6521.50		In-Process
	Maintenance Equipment	1475.2	Lump	28,500	6517.63	6517.63		In-Process
	Landscape	1450	Lump	18,500	17,080.80	17,080.80		In-Process
KY061-01								
Scroggin Park								
	Concrete Repair	1460	Lump	9,762				Deleted
	Roofing Project	1460	Lump		100,757.12	100,757.12	89,047.00	In-Process

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of Georgetown			Grant Type and Number Capital Fund Program Grant No: 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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Energy-Efficient Commodes	1460	Lump	24,238				Deleted
	HD Appliances	1465	Lump		12547.92	12547.92	12547.92	In-Process
KY061-02								
Main, Teddy & Lynn	New Sidings/Remove Fire Escapes	1460	Lump	20,000	131,775.00	131,775.00	131,775.00	Completed
	Re-Pave Parking Lot	1450	Lump	20,000				Deleted
	Floor Tile Repair	1460	Lump	15,000				Deleted
	Siding Replacement	1460	Lump	45,000				Deleted
	Energy-Efficient Commodes	1460	Lump	30,000				Deleted
	Office Wall/S8	1460	Lump		8514.00	8514.00	8514.00	Completed
Washington Hts.	Concrete Repair	1450	Lump	5,000				Deleted
Northern Hts.	Landscape	1450	Lump	5,000				Deleted
	Renovate 526-528 (Floor Tile)	1460	Lump	125,000	6,586.00	6,586.00	6,586.00	Completed
	Cove-Base 1st floor units 526-528	1460	Lump		922.00	922.00	922.00	Completed
	New Sidings/Fireplace removal	1460	Lump		1500	1500.00	1500.00	Completed
	Energy-Efficient Commodes	1460	Lump	24,238				Deleted

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.



**Part I: Summary (Continuation)**

PHA Name/Number <b>Housing Authority of Georgetown</b>	Locality (City/county & State)	<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
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**Part I: Summary**

PHA Name/Number <b>Housing Authority of Georgetown</b>		Locality <b>(Georgetown/Scott County &amp; Kentucky)</b>			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name <b>PHA WIDE</b>	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY:2012	Work Statement for Year 3 FFY:2013	Work Statement for Year 4 FFY :2014	Work Statement for Year 5 FFY: 2015
B.	Physical Improvements Subtotal	Annual Statement	\$187,454.00	\$299,239.00	\$86,057.00	\$86,057.00
C.	Management Improvements		\$63,000.00	\$66,000.00	\$47,500.00	\$47,500.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$7,000.00	\$10,000.00	\$235,000.00	\$235,000.00
E.	Administration		\$67,525.00	\$67,525.00	\$76,026.00	\$76,026.00
F.	Other		\$137,785.00	\$50,000.00	\$20,681.00	
G.	Operations		\$30,000.00	\$30,000.00	\$15,000.00	\$15,000.00
H.	Demolition					
I.	Site-Improvements		\$47,500.00	\$17,500.00	\$60,000.00	\$60,000.00
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$540,264.00	\$540,264.00	\$540,264.00	\$540,264.00

A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
<i>I.</i>		Annual Statement				
	<b>PHA WIDE</b>		\$167,525.00	\$173,525.00	\$383,526.00	\$383,526.00
	<b>KY061-01</b>		\$214,342.00	\$262,557.00	\$114,238.00	\$113,181.00
	<b>KY061-02</b>		\$158,397.00	\$104,182.00	\$42,500.00	\$43,557.00


Attachment (J)

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year <b>2</b> FFY <b>2012</b>			Work Statement for Year: <b>3</b> FFY <b>2013</b>		
	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	<b>PHA WIDE</b>			<b>PHA WIDE</b>		
Annual Statement	1406-Operations	LUMP	30,000.00	1406-Operations	LUMP	30,000.00
	1408-Site Security-FP	LUMP	51,000.00	1408-Site Security-FP	LUMP	54,000.00
	1408-Staff Train/Travel	LUMP	10,000.00	1408-Staff Train/Travel	LUMP	10,000.00
	1408-RIC Activities	LUMP	2,000.00	1408-RIC Activities	LUMP	2,000.00
	1410-CFP Cost Allocated Salaries	LUMP	54,026.00	1410-CFP Cost Allocated Salaries	LUMP	54,026.00
	1411-Audit	LUMP	3,000.00	1411-Audit	LUMP	3,000.00
	1411-Fees and Cost	LUMP	10,499.00	1411-Fees and Cost	LUMP	10,499.00
	1475.2-Maintenance Equipment	LUMP	7,000.00	1475.2-Maintenance Equipment	LUMP	10,000.00
	<b>KY061-01 Sprogg Drive (A) Prather (B)</b>			<b>KY061-01 Sprogg Drive (A) Prather (B)</b>		
	1465(1)-Water Heaters (A)	LUMP	40,000.00	1460-Bathroom Vanities (A) (B)	LUMP	33,318.00
	1460-Tub Sur./Walk-In Showers (A)	LUMP	2,500.00	1460-New Closet Doors (A)	LUMP	20,000.00
	1450.2-Sidewalk Repair (A) (B)	LUMP	10,000.00	1465.1-Washer/Dryers/Laundromat (A)	LUMP	10,000.00
	1450.2-Ext. Lighting Fixtures (A)	LUMP	5,000.00	1460-Bathroom Vanities (A)	LUMP	2,500.00
	1460-New Front/Rear Doors (A) (B)	LUMP	67,217.00	1460-New Closet Doors (B)	LUMP	15,000.00
	1465.1-Rangehood Fire Ext (A)	LUMP	6,000.00	1460-New Siding (A)	LUMP	62,557.00
	1465.1 Water Heaters (A)	LUMP	38,285.00	1460-Bathroom Vanities (B)	LUMP	2,500.00
	1465.1 Seal Plumbing (A)	LUMP	2,500.00	1450-Trim Trees & Landscape	LUMP	12,500.00
	1465.1-Exhaust Fans (A)	LUMP	10,000.00	1460-New Cabinets & Countertops (A)(B)	LUMP	64,182.00
	1450.2-Ext. Lighting Fixtures (B)	LUMP	5,000.00	1465.1-Water Heaters (B)(A)	LUMP	40,000.00
	1465.1-Range Hood Fire Ext. (B)	LUMP	1,000.00			
	1465.1- Seal Plumbing/All Buildings (B)	LUMP	2,500.00			
	1460-Tub Sur./Walk-In Showers (B)	LUMP	9,340.00			
	1460-Exhaust Fans & Dryer Vents (B)	LUMP	5,000			
	1460-Brick Sill Replacement (B)	LUMP	5,000			
	1460-Tuck-point (B)	LUMP	5,000			

	<b>KY061-02 Northern Heights (A) Main, Teddy, Lynn (B) Washington St. Washington Hts. (C)</b>			<b>KY061-02 Northern Heights (A) Main, Teddy, Lynn (B) Washington St. Washington Hts. (C)</b>		
	1460-New Front/Rear Doors (C)(B)(A)	LUMP	62,217.00	1460-Bathroom Vanities (A) (C)	LUMP	1,625.00
	1460-Seal Plumbing/All Bldgs. (B) (C)	LUMP	5,000.00	1460-New Closet Doors (A)(B)(C)	LUMP	35,000
	1450.2-Ext. Light Fixtures (B) (C)	LUMP	15,000.00	1450-Safety Railing (B)(C)	LUMP	5,000
	1465-1-Range Hood Fire Ext (B)	LUMP	2,500.00	1460-New Siding (C)	LUMP	62,557
	1465-1-Water Heaters (B) (C)	LUMP	35,000.00			
	1460-Tub Sur./Walk-In Showers (B) (C)	LUMP	9,340.00			
	1450.2-Sidewalk Repair (B) (C)	LUMP	2,500.00			
	1460-Seal Plumbing in All Bldgs. (A)	LUMP	7,500.00			
	1450.2-Ext. Lighting Fixtures (A)	LUMP	10,000.00			
	1460-Tub Surr./Walk-In Showers(A)	LUMP	9,340.00			
	<b>Subtotal of Estimated Cost</b>		<b>\$540,264.00</b>	<b>Subtotal of Estimated Cost</b>		<b>\$540,264.00</b>

ATTACHMENT (J)

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2010	Work Statement for Year <b>4</b> FFY <b>2014</b>			Work Statement for Year: <b>5</b> FFY <b>2015</b>		
	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	<b>PHA WIDE</b>			<b>PHA WIDE</b>		
Annual Statement	1406-Operations	LUMP	15,000	1406-Operations	LUMP	15,000
	1408-Security	LUMP	25,500	1408-Security	LUMP	25,500
	1408-Staff Training & Travel	LUMP	6,000	1408-Staff Training & Travel	LUMP	6,000
	1408-RIC Activities	LUMP	3,000	1408-RIC Activities	LUMP	3,000
	1410-CFP Cost-Allocated Salaries	LUMP	54,026	1410-CFP Cost-Allocated Salaries	LUMP	54,026
	1411-Audit	LUMP	10,000	1411-Audit	LUMP	10,000
	1475.1-Office Equipment	LUMP	2,500	1475.1-Office Equipment	LUMP	2,500
	1475-Maintenance Service Contract	LUMP	202,000	1475-Maintenance Service Contract	LUMP	202,000
	1475-Pest Control	LUMP	26,500	1475Pest Control	LUMP	26,500
	1430-Fees and Costs	LUMP	12,000	1430-Fees and Costs	LUMP	12,000
	1408-Security Alarm System	LUMP	3,000	1408-Security Alarm System	LUMP	3,000
	1408-IT Support (Hosting, etc.)	LUMP	10,000	1408-IT Support (Hosting, etc.)	LUMP	10,000
	1475-Office Equipment (Leases)	LUMP	4,000	1475-Office Equipment (Leases)	LUMP	4,000
	1450-Painting(Parking Lots, Handicap)	LUMP	10,000	1450-Painting(Parking Lots, Handicap)	LUMP	10,000
	<b>KY061-01 Scroggin Drive (A) Prather (B)</b>			<b>KY061-01 Scroggin Drive (A) Prather (B)</b>		
	1460-New Siding (B)	LUMP	25,000	1460-New Siding (B)	LUMP	20,000
	1460-Bathroom Vanities (A) (B)	LUMP	8,557	1460-Bathroom Vanities (A)	LUMP	12,500
	1460-New Closet Doors (A) (B)	LUMP	15,000	1460-New Closet Doors (A)	LUMP	15,000
	1465-Washer/Dryers/Laundromat(A) (B)	LUMP	10,000	1465-Washer/Dryers/Laundromat (A)	LUMP	10,000
	1450-Trim Trees & Landscape(A) (B)	LUMP	25,000	1450-Trim Trees & Landscape (A)(B)	LUMP	25,000
	1450-Safety Railing (A)(B)	LUMP	10,000	1450-Safety Railing (A)(B)	LUMP	10,000
	1465-Water Heaters (B)	LUMP	10,681	1465-Water Heaters (B)	LUMP	10,681
	1460-New Roofing (B)	LUMP	10,000	1460-New Roofing (B)	LUMP	10,000







**ATTACHMENT K. RESIDENT INVOLVEMENT**

**BIOGRAPHICAL SKETCH  
Tammy Diane Neely**



She's described as one of the most giving persons in the housing authority's community. She is always helping others, offering residents rides to various appointments, giving food out of her pantry, sharing her gifts and teaching crafts to residents in the housing authority's Craft Club.

Born in Anderson, Indiana, I moved back to Scott County in 1974. My family is originally from Scott County. Some of my family members are the Barkley's; Ward Davis, Walter and Anna Jean. They are my mothers' siblings.

I Graduated from South County High School, in Georgetown, KY Attended Sullivan Jr. College in Lexington, pursuing a degree in Business Management. In addition, I attended Mt. Olive Baptist Church in Scott County.

I have over five years experience in customer service working in different venues. I have worked in several local restaurants. In addition, I was employed at - Wal-Mart, Georgetown, KY Blue Grass Community Action, Georgetown, KY and Pace Program, Lexington, KY

I enjoy working with the public in different areas. I'm very interested in helping to make a difference in our resident community. I've become very involved with the Housing Authority of Georgetown, They truly believe in the concept of "COMMUNITY" and as they strive to engage and inform residents of new changes and opportunities, I will make a concerted effort to engage and assist the housing authority in their endeavors. I'm currently serving as the Resident Commissioner. In addition, I assist the Resident Service Coordinator with recruitment and participant in her many activities.

With unconditional support from my son, Charles, who has served in the Marine Core for four years and served his country in Iraq. Being a single parent has been very challenging, but I was able to raise my son to be a productive citizen of the community.

I want to be a part in helping make our resident community a place we could all be proud of. I continue to serve as a positive role model to my son as well as my community, and soon to my first grandchild this fall.

**Attachment J**

HA Management called held meetings on numerous occasions to discuss Capital Fund improvements at each site and to address resident concerns. The results are found below: Scroggins and Prather - One in attendance

Northern Heights, Main, Teddy Lynn, Washington Heights, and Washington Street – Zero attendance

**RESIDENT MEETING**

MINUTES

March 8, 2011

Scroggin Drive

Meeting started at 1 PM in the Scroggins Park Community Room. No one was in attendance from any of the developments.

**Resident Meeting**

Minutes

March 8, 2011

Scroggin Park & Prather Place

Attendance:

Present: Meeting was schedule for 6p.m. and no one was present.

**MARK YOUR CALENDARS**

**APRIL 12, 2011 RESIDENT MEETING SCROGGINS 6P.M.  
RESIDENT MEETING NORTHERN HEIGHTS 6P.M.**

**APRIL 14, 2011 HEALTH FAIR 9A.M. TO NOON AND 2P.M.-6P.M. GEORGETOWN  
COMMUNITY HOSPITAL**

**APRIL 16, 2011 RESIDENT ANNUAL SPRING CLEAN-UP ALL DEVELOPMENTS**

**APRIL 17 & 24 SALVATION ARMY TUTORING AND YOUTH ACTIVITIES**

**MAY 21, 2011 NAACP ANNUAL SCHOLARSHIP BANQUET 6:00P.M. GEORGETOWN  
COLLEGE**

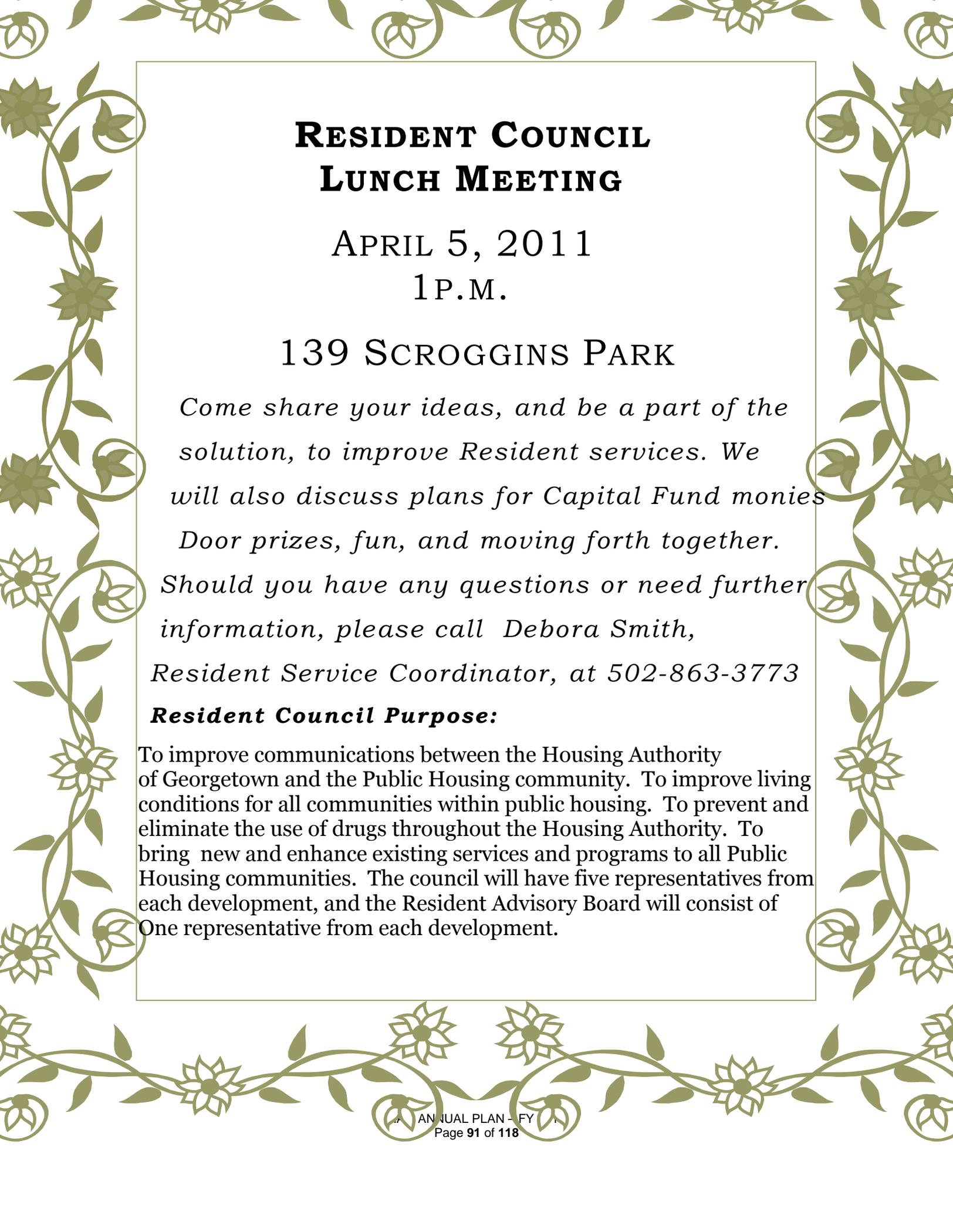
**JUNE 17, 2011 FATHER DAY INIATIVE @ SCROGGINS COMMUNITY ROOM**

**AFTER SCHOOL TUTORING**

**SCROGGINS COMMUNITIY ROOM**

**GEORGETOWN COLLEGE STUDENTS**

**WEEKLY \*\*\*\*MONDAY AND WEDNESDAY 4:00P.M. TO 5:30P.M.**

A decorative border with a repeating pattern of stylized flowers and vines in a light green color, framing the central text.

## **RESIDENT COUNCIL LUNCH MEETING**

APRIL 5, 2011  
1 P.M.

139 SCROGGINS PARK

*Come share your ideas, and be a part of the solution, to improve Resident services. We will also discuss plans for Capital Fund monies Door prizes, fun, and moving forth together.*

*Should you have any questions or need further information, please call Debora Smith, Resident Service Coordinator, at 502-863-3773*

**Resident Council Purpose:**

To improve communications between the Housing Authority of Georgetown and the Public Housing community. To improve living conditions for all communities within public housing. To prevent and eliminate the use of drugs throughout the Housing Authority. To bring new and enhance existing services and programs to all Public Housing communities. The council will have five representatives from each development, and the Resident Advisory Board will consist of One representative from each development.

Resident Meeting  
Minutes  
April 12, 2011  
Scroggin Park & Prather Place

Attendance:

Present: Janie Gaines & Daphne Gordon

Meeting started at 1:00p.m.

Discussed and reviewed duties of Resident Council officers and improvements for development. Reviewed process of appointing members, voting, by-laws & informing other residents not in attendance.

Copies of officer positions along with a resident survey were distributed to residents. Resident was asked to complete, and inform neighbors and friends to obtain and complete a resident survey.

Residents were asked to assist us by providing services and housing improvement for units.

Discussion: Summer activities, landscaping, roofing project, lighting, etc.

**RESIDENT MEETING**

MINUTES

April 12, 2011

Srogging Drive

Meeting started at 6 PM in the Scroggins Park Community Room. No one was in attendance

**RESIDENT MEETING**

MINUTES

May 10, 2011

Srogging Drive

Attendance:

Present: Ava Hunter

Meeting started at 1:00p.m.

- A. Discussed and reviewed duties of Resident Council officers. Gave resident a copy of officer responsibilities and duties.
- B. Reviewed process of appointing members, voting, by-laws & how to solicit other residents. (Knock on doors, cook-out, education, etc. Gave copies of each officer position to residents.
- C. Issued a copy of the resident. Resident to review, respond and submit after completion.
- D. What improvements would she like to see for Scroggins Park? Domestic Violence Workshop and programs for teen youth
- E. Discussed Capital Fund Grant, and what things she would like to have in the developments for improvements Current projects and monies received from HUD. Overall she thought our developments look good
- F. Discussed summer activities for resident. (Arts & Craft, summer camp and summer food program)

**RESIDENT  
REVITALIZATION MEETING**

June 14, 2011  
6P.M

**NORTHERN HEIGHTS OFFICE**

**ALL RESIDENTS ARE INVITED TO COME**

**DO YOU WANT TO BE A PART OF  
CHANGE?**

**PLEASE JOIN US**

***Your ideas will be greatly appreciated***

# RESIDENT REVITALIZATION MEETING

June 14, 2011  
6P.M

Scroggin/Prather Development  
Scroggins Office

ALL RESIDENTS ARE INVITED TO COME

DO YOU WANT TO BE A PART OF  
CHANGE?  
PLEASE JOIN US

***Your ideas will be greatly appreciated***



**Resident Meeting**  
Minutes  
June 14, 2011  
Scroggin Park and Prather Place

Attendance:

Present: Meeting was schedule for 6p.m. and no one was present, to discuss Capital Funds or Resident Council.

**RESIDENT  
REVITALIZATION MEETING**

June 16, 2011

1 P.M

MTL development

MTL Office

**ALL RESIDENTS ARE INVITED TO COME**

**DO YOU WANT TO BE A PART OF  
CHANGE?**

**PLEASE JOIN US**

***Your ideas will be greatly appreciated***

MINUTES

June 16, 2011

Main, Teddy, Lynn

A Meeting is scheduled for 1 PM on Thursday the 16<sup>th</sup> at the Main, Teddy Lynn Development.

**RESIDENT  
REVITALIZATION MEETING**

June 19, 2011

5 P.M

WS/WH Development

Washington Street Community Room

ALL RESIDENTS ARE INVITED TO COME

DO YOU WANT TO BE A PART OF  
CHANGE?

PLEASE JOIN US

*Your ideas will be greatly appreciated*

RESIDENT MEETING

HAG ANNUAL PLAN – FY 2011

Page 97 of 118

MINUTES

June 19, 2011

Washington Heights/Washington Street

A Meeting is scheduled for 5 PM on Sunday the 19<sup>th</sup> at the Washington Developments.

The HA will hold the Annual Plan meeting on June 21, 2011, in which residents will be given the opportunity to offer input

**Minutes**

**Annual Plan Meeting**

**June 21, 2011 @ 5:30 pm**

**Scroggin Park Community Center**

**139 Sroggin Drive**

**Georgetown, KY 40324**

Meeting was opened @ 5:30 pm by Vice-Chairman, Tim Foley. Due to the fact the HA didn't have a quorum the meeting was closed.

There were no residents in attendance.

Present: Board of Commissioners: Vice Chairman Tim Foley III; Mary Hayden

Staff: Brenda Valentine-Jackson, Executive Director; Linda Morgan; Deborah Smith

On July 1, 2011, at the Annual Board Meeting residents and the community will be invited to express opinions or concerns regarding the 2011 plan.,

July 1, 2011, prior to the meeting, a resident asked if monies could be used to for playground apparatus, and painting of units. Another resident inquired about the opinion of residents from prior meetings. The HA did not have a quorum to approve the agency plan.

## ATTACHMENT L

### **X 903.79(13) Violence Against Women Act (VAWA)**

The Violence Against Women Reauthorization Act of 2005 prohibits denying admission to Public Housing to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking.

The VAWA limits GHA's right to terminate tenancy or program assistance under certain circumstances. Specifically, GHA may not construe such violence or stalking as a serious or repeated violation of the lease by the victim, as other good cause for terminating the tenancy or occupancy rights of the victim or as criminal activity justifying termination of tenancy, occupancy rights, or program assistance of the victim.

The law provides in part that criminal activity directly relating to domestic violence, dating violence, or stalking engaged in by a member of the household or any guest or other person under the family's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.

#### **DEFINITIONS as used in VAWA:**

The following definitions are provided as assistance in understanding and implementing the VAWA protections. The definitions for Domestic violence, dating violence, stalking and immediate family member have been incorporated into the United States Housing Act.

**Domestic Violence** includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction;

**Dating Violence** means violence committed by a person: (A) who is or has been in a social relationship of a romantic or intimate nature with the victim, and (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) the length of the relationship; (ii) the type of relationship; and (iii) the frequency of interaction between the persons involved in the relationship;

**Stalking** means (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or (ii) to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and (B) in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (i) that person; (ii) a member of the immediate family of that person; or (iii) the spouse or intimate partner of that person.

**Immediate Family Member** means, with respect to a person: (a) a spouse, parent, brother or sister, or child of the person, or an individual to whom that person stands in loco parentis (in place of a parent); or (B) any other person living in the household of that person and related to that person by blood or marriage.

**Bifurcate** means to divide a lease as a matter of law so that certain tenants can be evicted or removed while the remaining family

Members' lease and occupancy rights are allowed to remain intact.

#### **PROTECTIONS FOR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE OR STALKING**

The law offers the following protections against eviction or denial of housing based on domestic violence, dating violence or stalking:

- A. An applicant's or program participant's status as a victim of domestic violence, dating violence or stalking is not a basis for denial of rental assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission.
- B. An incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be construed as serious or repeated violations of the lease or other "good cause" for terminating the assistance, tenancy, or occupancy rights of a victim of abuse.
- C. Criminal activity directly related to domestic violence, dating violence or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights of the victim of the criminal acts.
- C. Assistance may be terminated or a lease "bifurcated" in order to remove an offending household member from the home. Whether or not the individual is a signatory to the lease and lawful tenant, if he/she engages in a criminal act of physical violence against family members or others, he/she stands to be evicted, removed, or has his/her occupancy rights terminated. This action is taken while allowing the victim, who is a tenant or a lawful occupant, to remain.

- D. The provisions protecting victims of domestic violence, dating violence or stalking engaged in by a member of the household, may not be construed to limit the GHA, when notified, from honoring various court orders issued to either protect the victim or address the distribution of property in case a family breaks up.
- F. The authority to evict or terminate assistance is not limited with respect to a victim that commits unrelated criminal activity. Furthermore, if GHA can show an actual and imminent threat to other tenants or those employed at or providing service to the property if an unlawful tenant's residency is not terminated, and then evicting a victim is an option, the VAWA notwithstanding. Ultimately, GHA may not subject victims to more demanding standards than other tenants.
- G. The VAWA protections shall not supersede any provision of any federal, state, or local law that provides greater protection for victims of domestic violence, dating violence or stalking. The laws offering greater protection are applied in instances of domestic violence, dating violence or stalking.

## **RIGHTS AND RESPONSIBILITIES OF GHA AND TENANTS**

### **A. (GHAs) Rights and Responsibilities**

#### **1. Tenant Selection Plans and Policies and Procedures**

GHA should update their Tenant Selection Plans and/or House Rules, as applicable, to incorporate the VAWA policies and protections. Amending these documents will ensure uniformity in spreading awareness of the VAWA and avoid improper evictions. GHA are encouraged to establish policies that support or assist victims of domestic violence, dating violence or stalking and that will protect victims, as well as members of their family, from losing their HUD-assisted housing as a consequence of domestic violence, dating violence or stalking.

GHA must provide tenants the option to complete the Certification form discussed in 3, below. The certification form may be made available to all eligible families at the time of admission or, in the event of a termination or start of an eviction for cause proceeding, the certification may be enclosed with the appropriate notice, directing the family to complete sign and return the form within fourteen (14) business days.

#### **2. Certification and Confidentiality**

GHA responding to an incident of actual or threatened domestic violence, dating violence or stalking that could potentially have an impact on a tenant's participation in the housing program may request in writing that an individual complete, sign, and submit within 14 business days of the request, the HUD-approved certification form (HUD-91066). The GHA may extend this time period at his/her discretion.

Alternatively, in lieu of the certification form or in addition to it, GHA may accept a) a federal, state, tribal, territorial, or local police record or court record or b) documentation signed and attested to by a professional (employee, agent or volunteer of a victim service provider, an attorney, medical personnel, etc.) from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking or the effects of the abuse. The signatory attests under penalty of perjury (28 U.S.C. §1746) to his/her belief that the incident in question represents bona fide abuse and the victim of domestic violence, dating violence or stalking has signed or attested to the documentation.

GHA are not required to demand that an individual produce official documentation or physical proof of an individual's status as a victim of domestic violence, dating violence or stalking in order to receive the protections of the VAWA. GHA, at their discretion, may provide assistance to an individual based solely upon the individual's statement or other corroborating evidence. GHA are encouraged to carefully evaluate abuse claims as to avoid conducting an eviction based on false or unsubstantiated accusations.

GHA should be mindful that the delivery of the certification form to the tenant via mail may place the victim at risk, e.g., the abuser may monitor the mail. Therefore, in order to mitigate risks, GHA are encouraged to work with the tenant in making acceptable delivery arrangements, such as inviting them into the office to pick up the certification form or making other discreet arrangements.

The identity of the victim and all information provided to GHA relating to the incident(s) of domestic violence must be retained in confidence by the GHA and must neither be entered into any shared database nor provided to a related entity, except to the extent that the disclosure is a) requested or consented to by the individual in writing; b) required for use in an eviction proceeding or termination of assistance; or c) otherwise required by applicable law. The HUD-approved certification form provides notice to the tenant of the confidentiality of the form and the limits thereof.

GHA must retain all documentation relating to an individual's domestic violence, dating violence or stalking in a separate file that is kept in a separate secure location from other tenant files.

**3. Lease**

**a. Lease Addendum**

GHA is required to attach the HUD-approved Lease Addendum, Form HUD-91067, and (Attachment 2), which includes the VAWA provisions, to each existing or new lease.

- 1) **New admissions.** GHA must provide the tenant with the applicable HUD model lease along with the Lease Addendum.
- 2) **Existing tenants.** GHA must expeditiously begin to notify existing tenants of the modification to the lease. Notification is accomplished by forwarding to each tenant a copy of the addendum that revises the existing lease agreement. GHA must also include a letter clearly stating that the tenant can either accept the modification or move but that a response is due within 30 days.

**b. Lease Bifurcation**

Should it be determined that physical abuse caused by a tenant is clear and present, the law provides GHA the Authority to bifurcate a lease i.e., remove, evict, or terminate housing assistance to that individual, while allowing the victim, who lawfully occupies the home, to maintain tenancy.

GHA must keep in mind that the eviction of or the termination action against the individual must be in accordance with the procedures prescribed by federal, state, and local law. In the event that one household member is removed from the unit because of engaging in acts of domestic violence, dating violence or stalking against another household member, an interim recertification should be processed reflecting the change in household composition.

**B Tenants Rights and Responsibilities**

Tenants and family members of tenants who are victims of domestic violence, dating violence or stalking are protected by the VAWA from being evicted or from housing assistance being terminated because of the acts of violence against them.

If requested, tenants are required to submit to the GHA a completed Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-91066, or other supporting documentation as described in VI.A.2, above, within 14 business days of the GHA's request or any extension of that date provided by the GHA. If the certification or other supporting documentation is not provided within the specified timeframe, the landlord may begin eviction proceedings.

If the tenant has sought assistance in addressing domestic violence, dating violence or stalking from a federal, state, tribal, territorial jurisdiction, local police or court, the tenant may submit written proof of this outreach.

It is possible for someone lawfully occupying the unit, who is also a victim, to be evicted or removed from the home. If the victim commits separate criminal activity; a landlord may evict them for engaging in crime. Furthermore, if a victim poses "An actual and imminent threat to other tenants or those employed at or providing service to the property," they could be evicted, despite the VAWA. Of paramount consideration within the VAWA is that the landlord may not hold the victim to a more demanding standard than other tenants.

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

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

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

I, Richard L. McQuady the CEO Kentucky Housing Corporation certify that the Five Year and  
Annual PHA Plan of the Housing Authority of Georgetown is consistent with the Consolidated Plan of  
Commonwealth of Kentucky prepared pursuant to 24 CFR Part 91.

*Richard L. McQuady* 5-5-2011

Signed / Dated by Appropriate State or Local Official

form HUD-50077-SL (1/2009)  
OMB Approval No. 2577-0226

**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 X Annual PHA Plan for the PHA fiscal year beginning 10/1/2011, 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 Georgetown  
PHA Name

KY061  
PHA Number/HA Code

     5-Year PHA Plan for Fiscal Years 20     - 20    

Annual PHA Plan for Fiscal Years 2011 - 2012

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	Title
Scott Bruins	Chairman
Signature	Date
	07.12.11

**RESOLUTION** 2011-06-21-01

**A RESOLUTION TO ADOPT THE 2011 ANNUAL PLAN  
FOR THE HOUSING AUTHORITY OF GEORGETOWN**

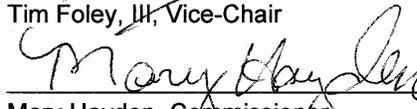
**WHEREAS** the Board of Commissioners of the Housing Authority of Georgetown has reviewed the 2011 Annual Plan; and

**WHEREAS** 2011 Annual Plan needs to be approved and submitted to Housing Urban and Development (HUD)

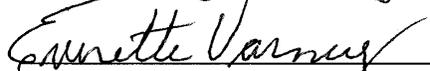
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of Georgetown that the 2011 Annual Plan be approved.

  
\_\_\_\_\_  
Scott Bruins, Chair

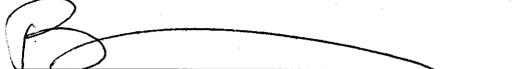
  
\_\_\_\_\_  
Tim Foley, III, Vice-Chair

  
\_\_\_\_\_  
Mary Hayden, Commissioner

  
\_\_\_\_\_  
Tammy Neely, Commissioner

  
\_\_\_\_\_  
Mayor Everette Varney, Ex-Officio

**ATTEST**

  
\_\_\_\_\_  
Brenda Valentine-Jackson, Executive Director

**Civil Rights Certification**

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

**Civil Rights Certification****Annual Certification and Board Resolution**

*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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of Georgetown

KY061

PHA Name

PHA Number/HA Code

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

Brenda Valentine-Jackson

Title

Executive Director

Signature



Date 04/25/2011

form HUD-50077-CR (1/2009)  
 OMB Approval No. 2577-0226

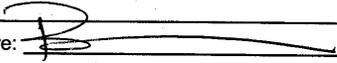
**DISCLOSURE OF LOBBYING ACTIVITIES**

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.)

<b>1. Type of Federal Action:</b> <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	<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 4c 6	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> U.S. Department of Housing & Urban Development	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i>	<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
<b>11.</b> 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: Brenda Valentine-Jackson Title: Executive Director Telephone No.: (502) 863-3773 X108      Date: 04/25/11	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**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 Georgetown

Program/Activity Receiving Federal Grant Funding

Public Housing

Capital Fund Program

Housing Choice Voucher

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.

(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.

(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.

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)

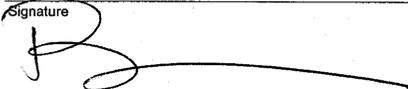
Name of Authorized Official

Brenda Valentine-Jackson

Title

Executive Director

Signature



Date (mm/dd/yyyy)

04/25/2011

Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name  
Housing Authority of Georgetown

---

Program/Activity Receiving Federal Grant Funding  
Capital Fund Program

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.

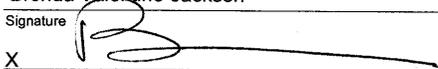
2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each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

Main, Teddy, Lynn, 345 Teddy, Georgetown, KY 40324

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 Brenda Valentine-Jackson	Title Executive Director
Signature 	Date April 25, 2011

form HUD-50070 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1 & 3

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

Housing Authority of Georgetown

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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;

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(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.

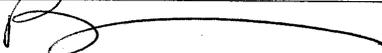
2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each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

Northern Heights, 503B Northern Heights, Georgetown, KY 40324

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 Brenda Valentine Jackson	Title Executive Director
Signature 	Date April 25, 2011

form HUD-50070 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1 & 3

**Certification for  
a Drug-Free Workplace**

**U.S. Department of Housing  
and Urban Development**

Applicant Name  
 Housing Authority of Georgetown

---

Program/Activity Receiving Federal Grant Funding  
 Capital Fund Program

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 Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

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(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.)

Washington Heights, 340 E Washington Street, Georgetown, KY 40324

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

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

Name of Authorized Official Brenda Valentine Jackson	Title Executive Director
Signature 	Date April 25, 2011

form HUD-50070 (3/98)  
 ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

**Certification for  
a Drug-Free Workplace**

**U.S. Department of Housing  
and Urban Development**

Applicant Name

Housing Authority of Georgetown

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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.

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

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Washington Street, 340 E Washington Street, Georgetown, KY 40324

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

Name of Authorized Official Brenda Valentine Jackson	Title Executive Director
Signature 	Date April 25, 2011

form HUD-50070 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1 & 3

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

Housing Authority of Georgetown

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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Prather Place, 139 Scroggin Drive, Georgetown, KY 40324

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

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

Name of Authorized Official

Brenda Valentine-Jackson

Title

Executive Director

Signature

Date

April 25, 2011

X

form HUD-50070 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1 & 3

**Certification for  
a Drug-Free Workplace**

**U.S. Department of Housing  
and Urban Development**

Applicant Name  
Housing Authority of Georgetown

Program/Activity Receiving Federal Grant Funding  
Capital Fund Program

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  - 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 Federalagency 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 ---
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  - 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.)  
Scroggin Park, 139 Scroggin Drive, Georgetown, KY 40324

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

Name of Authorized Official Brenda Valentine-Jackson	Title Executive Director
Signature 	Date April 25, 2011

form HUD-50070 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

**Certification for  
a Drug-Free Workplace**

**U.S. Department of Housing  
and Urban Development**

Applicant Name  
 Housing Authority of Georgetown

---

Program/Activity Receiving Federal Grant Funding  
 Capital Fund Program

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:

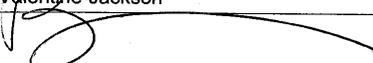
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    - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
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Scroggin Park, 139 Scroggin Drive, Georgetown, KY 40324

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

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**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 Brenda Valentine-Jackson	Title Executive Director
Signature 	Date April 25, 2011

form HUD-50070 (3/98)  
 ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

# 2011 AGENCY PLAN

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Individual with disabilities may submit reasonable accommodation requests to the Property Manager or the 504 Reasonable Accommodation Administrator in writing, orally, or by any other equally effective means of communication at the HAG Central Office, 139 Scroggin Drive, Georgetown, KY 40324. The individual making the request will be provided with the Request for Reasonable Accommodation forms which should be completed, signed and returned for processing. Assistance with completing this form is available from Authority staff. If you have any questions or concerns about reasonable accommodation, please call the Executive Director at 502-863-3773 OR KY Telecommunications Relay Services for Individuals who are Deaf, Hard of Hearing, or for Speech Assistance - call one of the following:

**(800) 648-6056 (TTY); 711 (TTY) (800) 648-6057 (Voice) (800) 244-6111 (Speech) (800) 676-4290 (Española-TTY Voz)**

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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