

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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1.0	<b>PHA Information</b> PHA Name: Housing Authority of Georgetown _____ PHA Code: KY061 _____ PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): _10/01/2012 _____																														
2.0	<b>Inventory</b> (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	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																														
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																														
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:									
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5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																														
5.1	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  <b>5.1 MISSION: TO ENHANCE THE GEORGETOWN COMMUNITY BY CREATING, SUSTAINING AND PROVIDING A DECENT, SAFE, AFFORDABLE LIVING ENVIRONMENT THAT FOSTERS STABILITY AND INCREASES SELFSUFFICIENCY FOR PEOPLE OF LOW-INCOME.</b>																														

5.2

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**5.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

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

**A. PHA Goal: Improve the quality of assisted housing**

- o The GHA has established monthly Resident Advisory Board and Council meetings to better communicate the goals and directives of the HA to its residents.

**1. Concentrate on efforts to improve specific management functions:  
(List: e.g., public housing finance; voucher unit inspections)**

- o Improve work order completion time
- o Decrease vacancy rate
- o Focus housing management efforts to emphasize curb appeal
- o Good housekeeping; (Policy enforcement)
- o Investigate feasibility of sending the utility allowance payments electronically to HCV recipients
- o Improve HQS enforcement
- o Improve Utilization of HCV funding
- o Improve financial internal controls
- o Collaborate with local law enforcement to improve security at sites; Meet to review and discuss monthly police reports; implement security plan and foot patrol; initiate Block-Watch program and increase visibility at resident meetings.
- o Streamline procurement
- o Partner with local community agencies to improve and strengthen community relations and encourage on-site services in public housing communities.
- o Additional staff training in all management areas will continue to be provided both in-house and offsite.
- o It shall be the continued goal of the GHA to improve REAC, MASS, PHAS, and SEMAPS scores
- o Update, publish and distribute procedures and policy manual for all programs.
- o Board of Commissioner will review and approve all policies to include job descriptions, organization chart, and employee handbook.
- o Restructure agency based on need and funds
- o Update and improve Website

**2. Renovate or modernize public housing units: (On-going)**

- o Please see Strategies for Comprehensive Modernization utilizing Capital Funds and the funds allocated to HA under the 2009 American Recovery and Reinvestment Act.

**B. PHA Goal: Increase assisted housing choices (Utilized)**

**Objectives: Provide voucher mobility counseling:**

- o All eligible HCV recipients, to include new move-ins and portability participants will be briefed at initial voucher issuance.

**1. Conduct outreach efforts to potential voucher landlords: (Conduct landlord briefings twice a year)**

- 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.

- 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.
- The HA plans to host an Annual Training Seminar for its Housing Choice Voucher participants.
- Decrease voucher payment standards.

**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**

**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 mark its housing units throughout Scott County and the City of Georgetown and not just target low income/poverty areas. Methods currently being used is 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 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.

**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 weekly incident and arrest reports in our housing communities.

2. **Other:** (list below)

- 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**

- The HA will continue to seek new innovative partnerships to improve and enhance initiatives for its residents to assist them to become employable or employed.

**2. Provide or attract supportive services to increase independence for the elderly or families with disabilities: On-Going**

- 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)**

- Continue to monitor and enforce its Community Services Requirements policy.
- 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.

- To provide interpreters upon request.

**PHA Plan Update**

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

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

**6.0 PHA Plan Update**

Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  
Currently the GHA is reorganizing into a one site-based management operation.

**903.79 (2) Financial Resources**

Financial Resources: Planned  
Sources and Uses

Sources	Planned Money	Planned Uses
1. Federal Grants (Fiscal Year 2012 Grants		
a. Public Housing Operating Fund	\$ 1,116,124.00	Public Housing
e. Annual Contributions for Section 8 Tenant Based Assistance (estimate)	\$ 1,680,338.00	Housing Choice Voucher
Resident Self Sufficiency	\$ 45,908.00	Housing Choice Voucher
<b>Capital Fund Prior Year</b>		
2012	\$ 415,904.00	CFP Funds
2011	\$ 464,347.00	CFP Funds
2010	\$ 393,593.87	CFP Funds
2009	\$ 157,216.16	CFP Funds
2. American Recovery and Reinvestment Act Grant (unobligated funds only)	\$ -	PHA Operations
3. Public Housing Dwelling Rental Income	\$ 671,016.00	PHA Operations
Total Resources	\$ 4,944,447.03	

6.0

**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:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	317	70
Housing Choice Voucher	392	70

**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 –** Available units for Elderly and Disabled families are available at – Washington Heights, Washington Streets, Scroggin Park, Main, Teddy Lynn, and Prather Place 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.

**Neighborhood Network Center –** HA currently has two neighborhood network center located at 139 Scroggins, and the Ed Davis Center. The 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 programing. 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 47 participants. The GHA will continue to apply for the FSS coordinators grant.

**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. HA makes every effort to encourage contractors to hire public housing residents and other Section 3 persons to the greatest extent feasible. 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.

**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 noncompliant, the 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 Annual Board Meeting, Back to School Rally and National Night Out, Share the Joy, 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..

**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 the Administrative Office.

**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 Office.

**907.39(17) Asset Management:** The HA recently centralized its maintenance warehouse. The finance department is ensuring we are transitioning to a single development with a central office based accounting system. 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.

	<p><b>907.39(18): Violence Against Women Act (VAWA)</b> 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 &amp; 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. 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>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>7.0 Project –based vouchers:</b> HA committed 34 project-based vouchers to 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>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<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 <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><b>ATTACHMENT 10</b>  Form 50075.1 for 2008 Performance and Evaluation Report  Form 50075.1 for 2009 Performance and Evaluation Report  Form 50075.1 for 2010 Performance and Evaluation Report  Form 50075.1 for 2011 Performance and Evaluation Report</p>
8.2	<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 2012 – Attachment 11</p>
8.3	<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.

By Family Type	Housing Needs of families in the Jurisdiction						
	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income<30% of AMI	208	5	1	1	1	3	1
Income >30% by <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")						

9.0

Public Housing			
Waiting list total	# of families	% of total families	
Income <30% of AMI	204	100	
Income>30% but <50% of AMI	9	100	
Income>50% but <80% of AMI	2	100	
Families with children	139	64.06	
Elderly Families	25	11.52	
Families with Disabilities	75	34.57	
Race/Ethnicity White	161	74.19	
Race/Ethnicity Black	52	23.96	
Race/Ethnicity Hispanic	3	1.38	
Section 8 Wait list totals	# of total families	% of total families	Annual Turnover
	264		
30% of AMI	187	71	
Income>30% but <=50% of AMI	67	25	
Income>50% but<80% of AMI	10	4	
Families with Children	174	66	
Families with elderly	10	4	
Families with Disabilities	36	14	
Race/Ethnicity White	133	50	
Race/Ethnicity Black	126	48	
Race/Ethnicity Hispanic	4	2	

**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.**

**9.1 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.

9.1

**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.

**10.0 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**

The Housing Authority of Georgetown (HA) is currently updating the Physical Needs Assessment to access the needs of the developments including 504/ADA upgrades.

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

10.0

The Housing Authority of Georgetown currently is in transition into a one site-based management. The Property Manager 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. Applications are made available and accepted at the management office. The HA is currently meeting to discuss and implement goals and objectives to address public safety and security concerns. 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 management. Playground equipment is being reviewed as part of the resident meetings in the GHA Resident Council/RAB planning initiatives underway throughout public housing. Resident Council meetings in 2012 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 as soon as possible. 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 the GHA for FYE 9/30/11 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.

11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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**HOUSING CHOICE VOUCHER**  
**FAMILY SELF-SUFFICIENCY PROGRAM**

HUD's Family Self-Sufficiency (FSS) program, administered by The Georgetown Housing Authority (GHA), develops local strategies to assist Housing Choice Voucher (HCV) families obtain employment that will lead to economic independence and self-sufficiency. Program participation is voluntary. GHA works with a wide range of local providers, e.g., welfare agencies, schools, businesses, and other local partners to develop a strong comprehensive program that gives participating FSS family members the tools, skills, supportive services, and experience to enable them to obtain employment beyond minimum wage occupations. GHA, local partners and providers provide supportive services designed to eliminate barriers that preclude program participants from becoming self-sufficient. Services include, but are not limited to:

- child care;
- transportation;
- education;
- job training and employment counseling;
- substance/alcohol abuse treatment or counseling;
- household skill training; and
- homeownership counseling.

Individualized program strategies and supportive services propel motivated and committed FSS program participants progress through the program, eliminate barriers to economic independence, and reach very specific program benchmarks related to overall program goal(s). Better paying jobs afford participants to partake in interest-bearing FSS escrow account established by the GHA for each participating family. An escrow credit, based on increases in earned income of the family, is credited to this account by GHA during the term of the FSS contract. GHA makes a portion of this escrow account available to the family during the term of the contract to enable the family to complete an interim goal.

When the family completes their respective Contract of Participation and no member of the family is receiving cash welfare assistance, the amount of the FSS account is paid to the FSS program participant.



**U. S. Department of Housing and Urban Development**  
OFFICE OF PUBLIC AND INDIAN HOUSING  
REAL ESTATE ASSESSMENT CENTER

Report Date: 4/30/2012

**Public Housing Assessment System (PHAS) Score Report for Interim Rule**

PHA Code:	KY061
PHA Name:	Housing Authority of Georgetown
Fiscal Year End:	9/30/2011

PHAS Indicators	Score	Maximum Score
Physical	28	40
Financial	23	25
Management	9	25
Capital Fund	10	10
Late Penalty Points	0	
<b>PHAS Total Score</b>	<b>70</b>	<b>100</b>
<b>PHAS Designation</b>	<b>Substandard Management</b>	

Initial PHAS score issued date: 4/30/2012

Financial Score Details	Score	Maximum Score
<b>Submission Type: Unaudited/A-133</b>		
1. FASS Score before deductions	23.05	25.00
2. Audit Penalties		
<b>Total Financial Score Unrounded (FASS Score - Audit Penalties)</b>	<b>23.05</b>	<b>25.00</b>

Capital Fund Score Details	Score	Maximum Score
<b>Timeliness of Fund Obligation:</b>		
1. Timeliness of Fund Obligation %	90	
2. Timeliness of Fund Obligation Points	5	5
<b>Occupancy Rate:</b>		
3. Occupancy Rate %	99	
4. Occupancy Rate Points	5	5
<b>Total Capital Fund Score (Fund Obligation + Occupancy Rate):</b>	<b>10</b>	<b>10</b>

**Notes:**

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See §§ 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund Scoring Notice.
5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasinrule.cfm>

## SEMAP Indicators Report As of September 30, 2011

Housing Authority: **KY061**  
 Housing Authority FYE: **September 30**  
 Total Points: **125**  
 Total Possible Points: **145**  
 Score: **86%**

    
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### Current SEMAP Indicator Information

### Most Recent SEMAP Indicator Information

Indicators 1-7: Indicator details	Indicator 8: Payment Standards	Indicator 9: Annual Reexaminations	Indicator 10: Correct Tenant Rent Calculations	Indicator 11: Precontract HQS Inspections	Indicator 12: Annual HQS Inspections	Indicator 13: Lease-Up	Indicator 14: Family Self-Sufficiency Enrollment	Indicator 15: Deconcentration Bonus
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*Note: The responses displayed are from the PHA's SEMAP certification or Form HUD-50058 data.*

	PHA Response	Indicator Points	
		Possible	Actual
<b>Indicator 1: Selection from the Waiting List</b>		15	15
(a) PHA has written policies for waiting list	Yes		
(b) Quality control showed that at least 98% of families were correctly selected.	Yes		
<b>Indicator 2: Reasonable Rent</b>		20	20
(a) PHA has written method and implements rent reasonableness policy	Yes		
(b) Quality control showed that PHA follows its rent reasonableness method as required for:	At least 98% of units sampled		
<b>Indicator 3: Determination of Adjusted Income</b>		20	20
Quality control sample that adjusted income is correctly verified and determined for:	At least 90% of files sampled		
<b>Indicator 4: Utility Allowance Schedule</b>		5	5
The PHA maintains an up-to-date utility allowance schedule in accordance with 24 CFR 982.517	Yes		
<b>Indicator 5: HQS Quality Control Inspections</b>		5	5
PHA supervisor reinspected sample units for quality control of HQS inspections in accordance with 24 CFR 982.405(b) and 24 CFR 985.2	Yes		
<b>Indicator 6: HQS Enforcement</b>		10	0
Quality control of failed HQS shows that all deficiencies were corrected in accordance with 24 CFR 982.404	At least 98% of cases sampled		
<b>Indicator 7: Expanding Housing Opportunities (only for PHAs within metropolitan FMRs)</b>		5	0
(a) PHA has written policy to encourage participation of owners outside of poverty or minority concentration areas	Yes		
(b) PHA took action in accordance with written policy to encourage participation of owners outside of poverty or minority concentration areas.	No		

- (c) PHA has maps to show areas outside of poverty and minority concentration including information on job opportunities, schools and services to use in briefing voucher holders. **No**
- (d) PHA's information packet includes a list of owners or properties or organizations to help voucher holders find units outside of poverty or minority concentration areas. **Yes**
- (e) PHA's information packet includes explanation of portability and includes neighbouring PHA information. **Yes**
- (f) PHAs analyzed whether voucher holders have experienced difficulties finding housing outside areas of poverty or minority concentration and has considered appropriateness of exception payment standards in any part of its jurisdiction. **No**



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#### Reporting Rate as of September 30, 2011

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	373	08/11	3	2	372	384	103

*Note: For Indicators 9-12 and 14, HUD mandates for SEMAP a Reporting Rate of atleast 95 percent by the PHA's fiscal year end. If this threshold is not met, the PHA will receive zero points for these four indicators.*

	PHA Response	Indicator Points Possible	Actual
<b>Indicator 9: Annual Reexaminations</b> The PHA completed a reexamination for each participating family at least every 12 months.	Yes	10	10

Percent of Families with reexaminations overdue (%) (Percentage includes all reexaminations more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points. Percentages shown as red and bold result in reduced SEMAP scores.)		0
Number of Families in Current Database	Number of Late Reexaminations	
314	0	

[-] Families with reexaminations overdue:

No records found

## SEMAP Indicators Report As of September 30, 2011

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### Current SEMAP Indicator Information

### Most Recent SEMAP Indicator Information

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#### Reporting Rate as of September 30, 2011

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	373	08/11	3	2	372	384	103

	PHA Response		Indicator Points Possible	Actual
	Yes		5	5

#### Indicator 10: Correct Tenant Rent Calculations

The PHA correctly calculates tenant rent in the rental certificate and the family rent to owner in the rental voucher program. (All voucher-funded assistance programs are included: tenant-based vouchers, project-based certificates, project-based vouchers, homeownership vouchers)

Percent of Families with incorrect rent calculation (%) (SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by percentages shown in red and bold.)		0
Number of Families in Current Database	Number of Rent Discrepancies	
267	0	

[-] Families with incorrect rent calculation(s):

No records found

### SEMAP Indicators Report

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#### Reporting Rate as of September 30, 2011

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	373	08/11	3	2	372	384	103

PHA Response	Indicator Points Possible	Actual
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#### Indicator 11: Pre-contract HQS Inspections

Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract.

Yes

5      5

Percent of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract (%) (SEMAP scores zero points when fewer than 98 percent of newly leased units pass the HQS inspection before the beginning of the lease/HAP as indicated by percentages as shown in red and bold.)	<b>98</b>
--	-----------

Number of Families in Current Database	Number of Inspections On or Before Effective Date
94	92

#### [-] Families where HQS inspection did not pass before lease and HAP contract:

Last name, First name, Middle Initial	Date unit passed precontract HQS inspection	Effective date of HAP contract
WILBERS J R	07/25/2011	07/08/2011
BREWER S	06/23/2011	06/09/2011

## SEMAP Indicators Report

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### Current SEMAP Indicator Information

### Most Recent SEMAP Indicator Information

<b>Indicators 1-7:</b>	<b>Indicator 8:</b>	<b>Indicator 9:</b>	<b>Indicator 10:</b>	<b>Indicator 11:</b>	<b>Indicator 12:</b>	<b>Indicator 13:</b>	<b>Indicator 14:</b>	<b>Indicator 15:</b>
<b>Indicator details</b>	<b>Payment Standards</b>	<b>Annual Reexaminations</b>	<b>Correct Tenant Rent Calculations</b>	<b>Precontract HQS Inspections</b>	<b>Annual HQS Inspections</b>	<b>Lease-Up</b>	<b>Family Self-Sufficiency Enrollment</b>	<b>Deconcentration Bonus</b>

### Reporting Rate as of September 30, 2011

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	373	08/11	3	2	372	384	103

	PHA Response	Indicator Points Possible	Actual
<b>Indicator 12: Annual HQS Inspections</b>		10	10
The PHA inspects each unit under contract at least annually.	Yes		

Percent of units under contract where annual HQS inspection is overdue (%) (Percentage includes all HQS inspections more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points. Percentages shown as red and bold result in reduced SEMAP scores.)	<b>2</b>
--	----------

Number of Families in Current Database	Number of Late Inspections
301	5

### [-] Families with annual HQS inspections overdue:

Last name, First name, Middle initial	Date of last HQS Inspection	Number of Months since Last HQS Inspection
DRAKE L G	03/17/2010	18
LEWIS G L	05/19/2010	16
BREWER S	06/17/2010	15
RILEY-MAHAN T L	07/21/2010	14
CRADDOCK A	07/21/2010	14

## SEMAP Indicators Report

As of September 30, 2011

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**Current SEMAP Indicator Information**

**Most Recent SEMAP Indicator Information**

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	PHA Response	Indicator Possible	Points Actual
<b>Indicator 13: Lease-Up</b> The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.	Yes	20	20

**Note:** This data is not currently available.

**SEMAP Indicators Report**

As of September 30, 2011

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 Housing Authority FYE: **September 30**  
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PHA Response	Indicator Points Possible	Indicator Points Actual
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**Indicator 14: Family Self-Sufficiency Enrollment**

- (a) PHA has enrolled families as required. (PHA filled at least 60% of the mandatory slots.)
- (b) PHA has made progress in supporting FSS as measured by the percent of currently enrolled FSS families with progress reports and escrow account (At least 30% of FSS families with progress reports have positive escrow balances.)

Yes

Yes

10 10

Indicator 14 is applicable only to PHAs with mandatory FSS programs. SEMAP scores:

Enrolled	Escrow Balance	Points
80% or more	30% or more	10
60%-79%	30% or more	8
80% or more	Less than 30%	5
Less than 60%	30% or more	5
60%-79%	Less than 30%	3
Less than 60%	Less than 30%	0

Percentages shown in red and bold result in reduced SEMAP scores.

Number of Mandatory Slots (#)*	Number of Families Enrolled (#)	Percent of Families Enrolled (%)	Number of Families with Progress Report and Escrow Balances (#)	Percent of Families with Progress Report and Escrow Balances (%)
23	38	165	8	67

**[-] Families enrolled in Voucher FSS Program:**

Last name, First name, Middle Initial	Amount of Escrow (\$)	Report Type: Enrollment (E) or Progress (P)
WINSTON-BURNETT C	0	E
WILSON R	0	E
GUNNELL F N	0	E
CASTANON F J	0	E
MILLER V	9324	P
CARR H	38	P
SMITH L	718	E
DEVERS M	0	E

RICHARDSON L L	0	E
KISNER T B	0	E
PAGE N R	4569	P
PARIS L M	1397	P
SEXTON J	0	E
JARRELL B	0	E
SHANNON J	0	E
LEWIS A	7017	P
BURRELL B	1488	P
DALE F	0	E
JACKSON S R	1797	E
KIDD A	0	E
VILLALON-DEL A RACHEAL L	0	P
EBERLE R K	2691	P
MORRIS A	0	E
LILLARD K L	1124	E
TAYLOR F	0	E
MATTOX T	0	E
CARPENTER J	0	P
SMARR K	56	E
HYATT T	0	E
CRADDOCK A	220	E
RILEY-MAHAN T L	0	P
SHANNON C	0	E
SLOAN N	0	E
MCKINNEY T C	0	E
LANDRUM P Y	0	P
NICHOLS C	0	E
WILLIAMS D	1418	P
CRUMBIE S	0	E

Number of Families completing FSS contract	1
--	---

## [-] Families completing FSS Contract:

Last Name, First Name, Middle Initial	Fss Effective Date of Action
WILLMOTT T	3/1/2011

\* - The number of mandatory slots (FO input) from the most recent scored SEMAP Extract Details chart.

## SEMAP Indicators Report

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**Indicator 15: Deconcentration Bonus Indicator (optional and only for PHAs with jurisdiction in metropolitan FMR areas)**  
 PHA submitted deconcentration data with this certification

PHA Response	Indicator Points Possible	Actual
No	5	0

# HOUSING CHOICE VOUCHER (SECTION 8) HOME OWNERSHIP

Please note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For more information or assistance, please contact the office at (502) 863-3773. You may also reach us by writing Georgetown Housing Authority, 139 Scroggins Park, Georgetown, KY 40324, 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)676-4292 (Española-TTY Voz)**

Vision: Georgetown Housing Authority will provide quality and affordable housing for citizens meeting the income criteria. Georgetown will assist residents in their efforts to achieve economic self-sufficiency, and stability. We will work collectively with the community in strengthening our neighborhoods.



<b>Table of Contents.....</b>	<b>02</b>
<b>Introduction.....</b>	<b>03</b>
<b>Purpose.....</b>	<b>03</b>
<b>Initial Eligibility Requirements.....</b>	<b>03</b>
<b>Purchasing a Home.....</b>	<b>05</b>
<b>Eligible Units.....</b>	<b>06</b>
<b>Home Inspections &amp; Contract of Sales.....</b>	<b>06</b>
<b>Financing Requirements.....</b>	<b>07</b>
<b>Family Obligations.....</b>	<b>08</b>
<b>Maximum Term of Homeownership Assistance.....</b>	<b>09</b>
<b>Amount of Assistance.....</b>	<b>11</b>
<b>Portability of Homeownership Assistance.....</b>	<b>10</b>
<b>Moves.....</b>	<b>11</b>
<b>Denial or Termination of Section 8 Homeownership Assistance.....</b>	<b>11</b>
<b>Waiver of Modification of Homeownership Policies.....</b>	<b>12</b>

## **INTRODUCTION**

The Georgetown Housing Authority (GHA) 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 GHA permits participants who:  
Meet the general requirements for admission into the GHA'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 GHA's families.
- \*To permit GHA'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, GHA 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 GHA 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 GHA 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.
- \* GHA shall have discretion to determine whether and to what extent interruptions are

considered to break continuity of employment during this year. GHA 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, GHA shall grant an exemption from the employment requirement. If GHA 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. GHA 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 GHA 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 GHA. 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, GHA 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 GHA 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**

- \* GHA 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**

\* GHA 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 GHA prior to closing. GHA 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, GHA 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 GHA.

\* 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.

\* GHA will not approve any lending that it determines, in its sole discretion, to be abusive or predatory.

\* GHA will not approve sub-prime terms in lending.

\* Seller financing will be considered by GHA on a case-by-case basis.

\* Lease Purchase is not an option for the Homeownership Program.

### **Down Payment Requirements**

\* GHA 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.

\* GHA 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**

\* GHA 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**

\* GHA 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 GHA prior to closing. GHA 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, GHA 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 GHA.

\* 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.

\* GHA will not approve any lending that it determines, in its sole discretion, to be abusive or predatory.

\* GHA will not approve sub-prime terms in lending.

\* Seller financing will be considered by GHA on a case-by-case basis.

\* Lease Purchase is not an option for the Homeownership Program.

### **Down Payment Requirements**

\* GHA 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.

\* GHA 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, GHA 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 GHA including but not limited to, annual verification of household income and notice of change in homeownership expenses;
- \* The family must notify GHA before the family moves out of the home;
- \* The family must notify GHA 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 GHA:**

- \* 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 the total is 30 hours per week.
- \* The Housing Authority shall have discretion to determine whether and to what 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 GHA.
- \* The family must allow home inspections by GHA 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]**

GHA 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.
- \* GHA must use the same payment standard schedule, payment standard amounts, and subsidy standards for the homeownership option as for the Housing Choice Voucher program.
- \* GHA 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 GHA 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 GHA schedule;
  - \* Allowance for costs of major repairs and replacement per GHA;
  - \* Utility allowance for the home per GHA'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 GHA 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 GHA 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**

\*GHA 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 GHA 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.

**Georgetown Housing Authority**

***139 Scroggin Park***

***Georgetown, KY***

***Phone: 502-863-3773***

***Fax: 502-863-3771***

***TDD 1-800-648-6056***

***Flat Rent Certification***

**GEORGETOWN HOUSING AUTHORITY**

**FLAT RENT CERTIFICATION**

**EFFECTIVE OCTOBER 1, 2010**

<b>Efficiency</b>	<b>\$492</b>
<b>1 Bedroom</b>	<b>\$591</b>
<b>2 Bedroom</b>	<b>\$729</b>
<b>3 Bedroom</b>	<b>\$980</b>
<b>4 Bedroom</b>	<b>\$1010</b>

# Georgetown Housing Authority

139 Scroggin Park

Georgetown, KY 40324

Phone 502-863-3773

FAX 502-863-3771

TDD 1-800-648-6056

VAWA  
Notification of Rights –  
Part I

## NOTIFICATION OF RIGHTS UNDER VIOLENCE AGAINST WOMEN ACT

By signing below, I certify that I have been given a copy of the Notification of Rights under the Violence Against Women Act.

\_\_\_\_\_  
Signature – Head of Household

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

# Georgetown Housing Authority

139 Scroggin Park  
Georgetown, KY 40324

Phone 502-863-3773

FAX 502-863-3771

TDD 1-800-648-6056

VAWA Notification of Rights – Part II
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## NOTIFICATION OF RIGHTS UNDER VIOLENCE AGAINST WOMEN ACT

**To:** Public Housing Residents

**From:** Housing Authority of Georgetown  
139 Scroggin Park  
Georgetown, KY 40324  
Phone 502-863-3773  
FAX 502-863-3771

A new federal law reauthorizing the Violence Against Women Act (VAWA) provides certain rights to tenants and lawful occupants of public housing. This law requires that you be notified of these rights.

### Protections Against Eviction

1. VAWA states that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking (as these terms are defined in VAWA) will not be considered to be a "serious or repeated" violation your lease if you are the victim of the incident or incidents of domestic violence, dating violence or stalking. This means you may not be evicted based on such an incident or incidents where you are the victim.
2. In addition, although the housing agency may evict you for certain types of criminal activity as provided in your lease, VAWA states that the housing agency may not evict you if the criminal activity is:
  - (a) directly related to domestic violence, dating violence, or stalking; and
  - (b) engaged in by a member of your household, or any guest, or another person under your control; and

- (c) you or a member of your immediate family is the victim of this criminal activity.

### **Certification**

If the housing agency notifies you that it intends to terminate your tenancy based on an incident or incidents of domestic violence, dating violence, or stalking, and you claim protection against eviction under VAWA, the housing agency may require you to deliver a certification. You must deliver the certification within 14 business days after you receive the housing agency's request for it. If you do not do this within the time allowed, you will not have any protection under VAWA and the agency may proceed with terminating your tenancy without reference to the VAWA protections.

You may certify either by:

- (a) completing and delivering a HUD-approved certification form which will be supplied to you by the housing agency; or
- (b) providing the housing agency with documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim (you or another member of your immediate family) has sought assistance in addressing domestic violence, dating violence, or stalking or the effects of the abuse. (This certification must be sworn under penalty of perjury); or
- (c) producing a Federal, State, tribal, territorial, or local police or court record.

### **Confidentiality**

Information you provide to the housing agency relating to the fact that you or another member of your household is a victim of domestic violence, dating violence, or stalking will be retained by the housing agency in confidence. This information will not be shared or disclosed by the agency without your consent except as necessary in an eviction proceeding or as otherwise required by law.

### **Limitations**

VAWA provides certain limitations and clarifications concerning your rights as described above. In particular, you should know that nothing contained in VAWA:

1. prevents the housing agency from terminating tenancy and evicting for any violation of a lease that is not based on a matter involving domestic violence, dating violence, or stalking for which VAWA provide protections as described above. However, the housing agency may not in such cases apply any stricter standard to you than to other tenants.

2. prevents the housing agency from terminating tenancy and evicting where the housing authority can demonstrate "an actual and imminent threat to other tenants or those employed at or providing service to the property." Where such a threat can be demonstrated by the housing agency, you will not be protected from eviction by VAWA.
3. limits the ability of the housing agency to comply with court orders addressing rights of access to or control of the property. This includes civil protection orders entered for the protection of the victim or relating to the distribution or possession of property.
4. supersedes any Federal, State or local law that provides greater protections than VAWA.

### **Housing Agency Right to Remove Perpetrator of Domestic of Violence**

VAWA also creates a new authority under Federal law that allows a housing agency to evict, remove, or terminate assistance to any individual tenant or lawful occupant of public housing who engages in criminal acts of physical violence against family members or others. This may be done without evicting or taking any other action adverse to the other occupants.

### **Further Information**

Upon reasonable request, you may obtain or view a copy of the Housing Authority of Georgetown's written policy concerning domestic violence, dating violence, and stalking.

The written policy contains, among other things, definitions of the terms "domestic violence", "dating violence", "stalking", and "immediate family".

OR

The definitions of the terms "domestic violence," "dating violence," "stalking," and "immediate family" as contained in VAWA are set forth on Attachment 1 to this Notification. Please consult those definitions to aid in your understanding of your rights described above.

## Attachment 1

**The following definitions were incorporated into the United States Housing Act and apply to this notice.**

**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 share a child in common, by a person who is cohabitated 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:** 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:** to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and 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:** 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 any other person living in the household of that person and related to that person by blood or marriage.

# Public Hearing Notice

## **Public Hearing Notice**

The Georgetown Housing Authority has developed its 2012 Annual Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. It is available for review at the Authority's office, located at 139 Scroggin Park, Georgetown, KY 40324. The Plan may be reviewed between the hours of 9:00 AM to 12:00 and 1:00 to 4:00PM, Monday through Thursday. A public hearing will be held on June 29, 2012 at 9:00 AM at the Housing Authority offices. Everyone is invited to attend.



GEORGETOWN HOUSING AUTHORITY  
139 SCROGGINS PARK  
GEORGETOWN, KY - 40324  
502-863-3773 ... FRONT DESK  
502-863-3771 ... FAX

MAY 2012

Volume 1, Issue 1

# G.H.A. News To Use

For Quick Access ...

Caroline Nickell  
Operations Manager  
Ext. 102

Linda Morgan  
Occupancy Specialist  
Ext. 113

Pat Sidney  
Administrative Assistant  
Ext. 114

Dave Fouts  
Resident Coordinator

Missy Evans  
Maintenance Coordinator  
EXT. 111

**MAINTENANCE AFTER-HOURS - On-Call # for emergencies ...**  
863-3773 ... EXT. 111  
Leave a precise message.

## DATES TO REMEMBER ...

Water readings, smoke alarm & GFI inspections; Furnace filter change

\* MAY 1st, 2nd, & 3rd ...

Gas & Electric Readings

\* MAY 9th & 10th ...

Scroggins Park - Pest Control

\* MAY 15th ...

Prather Pl & MTL Pest Control

\* MAY 16th ...

Northern Hts. & Washington St. Pest Control

\* MAY 17th ...

## Executive Director Continues Efforts To Improve Office Efficiency

In an effort to improve our service to all tenants, our Board of Commissioners has recently approved an adjustment in the GHA office business hours. Beginning on June 4th, our NEW office hours will be 8:00 A.M.—5:30 P.M.

In keeping with our ongoing commitment to seek ways to effectively serve you, we feel that adding morning hours on Fridays will provide some of you with a better opportunity to conveniently conduct your business with our office

staff. We hope this adjustment will benefit those residents who have had difficulty in scheduling appointments in the past.

If you have suggestions regarding other ways we can be helpful, I encourage you to attend the GHA Resident Advisory Council meetings that are held in our Scroggins Park Community Room, on the second Tuesday evening of each month, beginning at 5:50. Constructive proposals are passed along to me and, ultimately, to our Board.



From Tom's Desk ...

We would be happy to listen to and seriously consider implementing any constructive ideas you have to offer.

Respectfully,

TOM WILSON, Exec. Dir.

## IMPORTANT PUBLIC MEETING SCHEDULED!

In an effort to provide area residents with sufficient notice, we are announcing an important meeting for June 29th.

We plan to meet in the Scroggins Park Community Room at 9:00 A.M. and we urge all interested residents to be present. The purpose of the meeting is

to discuss our "Agency Plan" for the coming year and your input is vital as we make plans to address all aspects of resident life.

As always, this meeting is open to the public and ALL adult GHA residents are more than welcome to be here. Our office

welcomes constructive ideas and will take steps to bring your ideas to the attention of our Board of Commissioners for their approval.

Mark your calendars now and plan to join us for this important meeting! Thanks!

## Classifieds

Announcements (22) ▾

Search

Ad Market → Announcements → Legal



Found 6 ads in Legal

### Scott County Tony Hampton, Sheriff STATEMENT OF REVENUES,

Scott County Tony Hampton, Sheriff STATEMENT OF REVENUES, EXPENDITURES, AND EXCESS FEES- REGULATORY BASIS For The Year Ended December 31, 2011 Revenues  
State Fees for Services: Finance and Administrative Cabinet\$ 161,766 Circuit Court Clerk: Fines and Fees Collected 2,192 Fiscal Court 83,680 County Clerk - Delinquent Taxes 87,040  
Commission On Taxes Collected 913,891 Other Fees On Taxes 90,670 Fees Collected for Services: Auto Inspections\$11,665 Accident and Police Reports 750 Serving Papers67,281 Courthouse  
Fees10,500 Carrying Concealed Deadly Weapon Permits 11,565 101,761 Other: Miscellaneous 963 Interest Earned 377 Total Revenues 1,442,340 Expenditures Operating Expenditures: Other  
Charges- Miscellaneous 300 Total Expenditures Net Revenues 300 Less: Statutory Maximum \$1,442,040 82,760 Excess Fees 1,359,280 Less: Training Incentive Benefit 920 Excess Fees Due  
County for 2011 1,358,360 Payments to Fiscal Court - Monthly 1,358,360 Balance Due Fiscal Court at Completion of Audit\$ 0

Posted Jun 09, 2012 under Legal

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### Public Hearing Notice The Georgetown Housing Authority has

Public Hearing Notice The Georgetown Housing Authority has developed its 2012 Annual Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. It is available for review at the Authority's office, located at 139 Scroggin Park, Georgetown, KY 40324. The Plan may be reviewed between the hours of 9:00 AM to 12:00 and 1:00 to 4:00PM, Monday through Thursday. A public hearing will be held on June 29, 2012 at 9:00 AM at the Housing Authority offices. Everyone is invited to attend.

Posted Jun 09, 2012 under Legal

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### EXHIBIT B Legal Description 1221 Lexington Rd That

EXHIBIT B Legal Description 1221 Lexington Rd That certain tract or parcel of land situated on the west side of U.S. Highway No. 25 about one-half (1/2) mile south of Georgetown, Scott County, Kentucky, and being more particularly described as follows: Beginning at a point in the line of Giles, said point being N 47 degrees 03 05 E 31.31 feet from the intersection of the Giles line west right-of-way line of U.S. Highway No. 25; thence S 1-7 degrees 52 30 E 86.96 feet to a point; thence S 76 degrees 39 02 W 147.74 feet to a point; thence S 85 degrees 20 02 W 116.46 feet to a point in the line of Giles; thence with the lines of Giles N 47 degrees 03 05 E 289.39 feet to the point of beginning, containing 0.525 acres and being all of Tract No. 1 as shown by Final Subdivision Plat of Ray Ishmael, prepared by C. Tom Price & Assoc., dated February, 1989 (revised March, 1989), and filed of record at 10:15 a.m. on the 7th day of April, 1989, in Plat Slide No. 733 in the Scott County Clerks Office, Scott County, Kentucky. Being the same property which was conveyed to Jennifer Jill Giles, a married person, by deed from Carolyn Carroway, Trustee for David Martin Giles and Jennifer Jill Giles, his wife, dated 26 November, 1996 and of record in Deed Book 222, page 785. Also being the same property which was conveyed to Jennifer Jill Giles, a married person, by deed from Ralph C. Giles Trust B, by and through David M. Giles, Co-Trustee, and Ralph C. Giles, Jr., Co-Trustee, dated 10 October, 2001 and of record in Deed Book 260, page 658, all of record in the Scott County Clerks Office.

Posted Jun 05, 2012 under Legal

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# Public Hearing Sign-In Sheet

## Public Hearing Sign-In Sheet

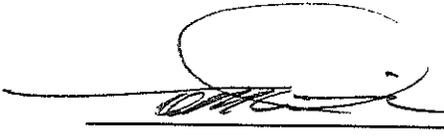
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# Public Hearing Minutes

**PUBLIC MEETING TO DISCUSS GHA 2012 AGENCY PLAN**  
**9:00 am, FRIDAY, JUNE 29, 2012**  
**COMMUNITY ROOM, SCROGGIN PARK**

A Public Meeting was held on Friday, June 29, 2012, at 9:00 am, in the Community Room of the Georgetown Housing Authority's offices in Scroggin Park. The meeting was scheduled to discuss, and receive input, from the public regarding the 2012 Agency Plan for the Georgetown Housing Authority. Present were Tom Wilson, Executive Director of the GHA and Betty Christopher, HR Specialist of the GHA.

At 9:20 am, no one from the public had appeared to attend the meeting and the meeting was declared over by Executive Director Tom Wilson.



---

Tom Wilson, Executive Director

6 29 12

Date

# Resident Advisory Council Documentation

# GHA Resident Advisory Board

---

Marcie Williams ( Section 8 Tenant )

141 Santa Barbara Drive

Wesley Jones ( GHA Resident Council President ) ...

611 George Martin Avenue

Kitty Lane

121 Scroggins Park

Shirley Hall

121 George Martin Avenue

Karen Hannah

122 Scroggins Park

## **REMINDER NOTICE ...**

**To: All GHA Resident Advisory Board Members**

**Re: Board Meeting**

*I just wanted to drop this short reminder note to each of you about our up-coming Advisory Board meeting. We plan to gather in the Scroggins Park Community Room on Friday morning, June 29<sup>th</sup>, at 9:00 A.M.*

*It is very important that you attend because we plan to discuss our GHA "Agency Plan" for the coming year. We look forward to your input as we move forward with plans to improve conditions for our residents. I urge each of you to make every effort to be here.*

*Looking forward to seeing you on 6/29!!!*

*Thanks!!!*



*Tom Wilson*

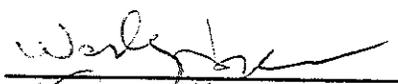
*Executive Director*

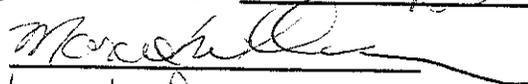
## **GHA BOARD OF ADVISORS MEETING ... 4/26/2012**

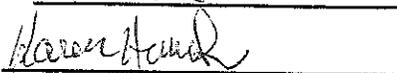
*Those in attendance were ...*

*Tom Wilson, Executive Director* 

*Dave Fouts, RIC* 

*Wesley Jones, Resident Advisory Council President* 

*Marcie Williams, Sect. 8 tenant* 

*Karen Hannah, GHA resident* 

*The discussion began promptly at 9:00, with Mr. Wilson explaining the proposed capital improvements for each development area during fiscal year 2013. Mr. Wilson further explained the importance of developing a working "Agency Plan" as required by H.U.D., and urged Board members to give thought to providing constructive suggestions that could be included. At the conclusion of his presentation, those in attendance were given an opportunity to ask questions and provide input.*

*Most of the questions involved the time frames for repair and rehab issues and Ms. Williams was curious about the system of applying for Federal grant funding.*

*Mr. Jones mentioned that several of his neighbors had asked about the possibility of re-opening the Scroggins Park laundry facility.*

*Ms. Hannah asked that we bring the possibility of retaining law enforcement "foot patrol" for the purpose of curbing drug activity throughout the development areas.*

*Mr. Jones added that he would like to have office hours adjusted to include Friday morning.*

*Mr. Jones also presented a resident petition that urged the GHA to consider providing new playground equipment for children in each development area.*

*After brief discussions about the merits of each of these suggestions, Mr. Wilson assured those in attendance that their suggestions would be brought to the attention of the Board of Commissioners for approval.*

*Mr. Wilson announced that there would be a follow-up meeting for further discussions on Thursday, May 24<sup>th</sup>, at 9:00. The meeting ended at 10:20.*

*Respectfully submitted this 26<sup>th</sup> day of April, 2012,*

## ***RESIDENT ADVISORY BOARD MEETING ... 5/24/2012***

Those in attendance were ...

Tom Wilson, Executive Director

Dave Fouts, Resident Initiatives Coordinator

Wesley Jones, Resident Advisory Council President

Shirley Hall, GHA Resident

The meeting began promptly at 9:00, with Mr. Wilson assuring everyone that their suggestions from the prior meeting had been forwarded to the attention of the GHA Board of Commissioners. It was immediately noted that there was an absence of a proper quorum and, consequently, suggestions made during this meeting were to be strictly unofficial. However, in the interests of making himself accessible to residents, and because Mr. Wilson has been in his position only a short time and is interested in having a better understanding of the needs and opinions of residents, he decided to continue with the discussion on an informal basis.

Ms. Hall noted that there has been a noticeable improvement in resident morale, since Maintenance work orders have been addressed more promptly and efficiently. She further stated that she appreciated the improved access to GHA office staff during recent weeks.

Ms. Hall also reiterated her on-going concern about possible discrepancies with utility meter readings and inquired as to the efficiency of our new hand-held utility monitors. Mr. Wilson assured her that our meter readings were now completely accurate because of their technical capabilities and because of the advanced operational training our Maintenance staff has received. He assured Ms. Hall that all readings could now be properly documented and the possibility of any discrepancies has now been greatly reduced.

Mr. Jones inquired about the possibility of restoring several resident programs and activities and was told that, due to our uncertain financial situation, these programs would necessarily be postponed until a better understanding of available funds could be ascertained. Mr. Jones pledged his support for any programs that could be organized for GHA youth during the summer months.

Ms. Hall then asked several questions pertaining to the H.U.D. – mandated “Community Service” requirement. Mr. Fouts provided a brief overview and described, in detail, those resident classifications that are considered “exempt.” In addition, several questions were asked about which activities would be included to satisfy the requirements.

Ms. Hall then expressed her concern over the growing problem of trash and debris that is being allowed to spread throughout Scroggins Park, due to resident complacency ... and ... because many

area trash containers are without properly secured lids. Mr. Wilson assured her that this issue would be quickly addressed with an article in the coming newsletter.

Mr. Jones followed up on an inquiry from the previous meeting, by asking about the possibility of installing washers and dryers in each housing unit at some point. Mr. Wilson assured him that our staff is currently gathering information in a feasibility study, to determine whether or not this might be financially possible in the near future.

Mr. Jones then asked for staff assistance in his efforts to increase interest in the GHA Resident Advisory Council. Mr. Fouts assured him that steps would be taken to encourage better resident participation with this organization.

Ms. Hall expressed her appreciation for the return of several staff members from prior tenures, specifically including Mr. Wilson.

Mr. Wilson closed the meeting with a brief statement of appreciation for those who have loyally supported the Resident Advisory Council and Resident Advisory Board. In addition, Mr. Wilson asked for the continued support of residents, while staff and policy adjustments continue to be made.

Mr. Wilson assured those in attendance that another meeting would be scheduled for June and Board members would be contacted with details by way of a written notice. The informal meeting ended at 10:10.

Respectfully submitted this 24<sup>th</sup> day of May, 2012,

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: KY36P06150108 Replacement Housing Factor Grant No: Date of CFP:		<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval: 2008</b>	
------------------------	--	---	--	--	--	---	--

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2012	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: ) <input type="checkbox"/>	Final Performance and Evaluation Report <input type="checkbox"/>	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>					82,000		82,000
3	1408 Management Improvements							
4	1410 Administration (may not exceed 10% of line 21)							
5	1411 Audit					64,026		64,026
6	1415 Liquidated Damages					3,000		3,000
7	1430 Fees and Costs							
8	1440 Site Acquisition							
9	1450 Site Improvement							
10	1460 Dwelling Structures					77,444.33		77,444.33
11	1465.1 Dwelling Equipment—Nonexpendable					250,054.12		250,054.12
12	1470 Non-dwelling Structures					12,547.92		12,547.92
13	1475 Non-dwelling Equipment							
14	1485 Demolition					51,191.63		49,780.45
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>		FFY of Grant: 2008	
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 Approval: 2008	

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending: 03/31/2012       Revised Annual Statement (revision no: )  
 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	538,852.82
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: 7/1/12	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: 2,500Housing 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	82,000		82,000	82,000	Completed
	Police "Foot Patrols"	1408	Lump					Deleted
	Security Cameras	1408	Lump					Deleted
	RIC Activities	1408	Lump					Deleted
	CFP Salaries	1410	Lump	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	2,500	Completed
	Audits	1411	Lump	3,000		3,000	3,000	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	25,500.00		25,500.00	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	6,521.50		6,521.50	10,110.68	Completed
	Maintenance Equipment	1475.2	Lump	6,517.63		6,517.63	4,376.57	In-Process
	Landscape	1450	Lump	4,235.94		4,235.94	4,235.94	Completed
	Site-Wide Lighting (Younger Electrical)	1450	Lump	12,844.86		12,844.86	12,844.86	Completed
KY0061-01								
Scroggin Park	Concrete Repair	1460	Lump					Deleted
	Roofing Project	1460	Lump	100,757.12		100,757.12	100,757.12	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.

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: 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					Deleted
	HD Appliances	1465	Lump	12,547.92		12,547.92	12,547.92	Completed
KY061-02								
Main, Teddy & Lynn	New Sidings/Remove Fire Escapes	1460	Lump	131,775.00		131,775.00	131,775.00	Completed
	Re-Pave Parking Lot	1450	Lump					Deleted
	Floor Tile Repair	1460	Lump					Deleted
	Siding Replacement	1460	Lump					Deleted
	Energy-Efficient Commodes	1460	Lump					Deleted
	Office Wall/S8	1460	Lump	8,514.00		8,514.00	8,514.00	Completed
Washington Hts.	Concrete Repair	1450	Lump					Deleted
Northern Hts.	Landscape	1450	Lump					Deleted
	Renovate 526-528 (Floor Tile)	1460	Lump	6,586.00		6,586.00	6,586.00	Completed
	Cove-Base 1st floor	1460	Lump	922.00		922.00	922.00	Completed
	units 526-528							
	New Sidings/Fireplace removal	1460	Lump	1,500		1,500.00	1,500.00	Completed
	Energy-Efficient Commodes	1460	Lump					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.

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 III: Implementation Schedule for Capital Fund Financing Program**  
 PHA Name: Housing Authority of Georgetown

Federal FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	06-13-08	12-13-2010	06-12-2012		
KY061-01	06-13-08	12-13-2010	06-12-2012		
KY061-02	06-13-08	12-13-2010	06-12-2012		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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 Serrogain Park Georgetown KY, 40324		Grant Type and Number Capital Fund Program Grant No: KY36PE150109 Replacement Housing Factor Grant No: Date of CFP:		FFY of Grant: 2009 FFY of Grant Approval:	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2012	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	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>		\$107,706		\$107,706.00	
3	1408 Management Improvements		28,000		\$13,677.33	
4	1410 Administration (may not exceed 10% of line 21)		\$53,582		\$18,813.09	
5	1411 Audit		\$20,000		\$20,000.00	
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$10,000		\$10,000	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures		\$306,767		\$306,767	\$198,672.42
11	1465 J Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures		\$13,085		\$13,085	\$11,085.00
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495 J 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>		FFY of Grant: 2009	
PHA Name: Housing Authority of Georgetown 139 Serrogin Park Georgetown KY, 40324	Grant Type and Number Capital Fund Program Grant No KX36P6150109 Replacement Housing Factor Grant No: Date of CFFP: 6/1/2009	FFY of Grant Approval:	

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>\$369,953.84</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	\$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	\$304,949.00		\$304,949.00	
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		2/11/12			

<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 139 Scroggin Park Georgetown KY, 40324		Grant Type and Number Capital Fund Program Grant No KY36P6150109 CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised <sup>1</sup>	Total Actual Cost Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	Status of Work
<b>PHA WIDE</b>	OPERATIONS	1406	LUMP	\$107,706		\$107,706	\$107,706.00	Completed
	STAFF TRAINING	1408	LUMP	\$8,000		\$8,000	\$2,677.33	Scheduled
	PEST CONTROL	1408	LUMP	\$17,750		\$17,750	\$8,750.00	Scheduled
	WEB-DESIGN (PHASE 1 WIRE-FRAME)	1408	LUMP	\$2,250		\$2,250	\$2,250.00	Completed
	CFP SALARIES	1410	LUMP	\$53,582		\$53,582	\$18,813.09	Scheduled
	AUDIT	1411	LUMP	\$20,000		\$20,000	\$20,000.00	Completed
	FEES & COSTS	1430	LUMP	\$10,000		\$10,000		Scheduled
	LIGHTS,PORCH ENTRY WAY	1460	LUMP	\$5,804.93		\$5,804.93		Scheduled
	MODERATION (BATHROOM, ETC.)	1460	LUMP	\$57,288.47		\$57,288.47	\$8,645.02	Scheduled
	KITCHEN MOD	1460	LUMP	\$53,646.20		\$53,646.20		Scheduled
	CONCRETE REPLACEMENT	1470	LUMP	\$13,085		\$13,085	\$11,085.00	Completed
<b>KY06-01 AMP1 PRATHER (A) SCROGGINS (B)</b>								
	ROOFING	1460	LUMP	\$188,209.88		\$188,209.88	\$188,209.88	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.





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: HOUSING AUTHORITY OF GEORGETOWN</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: KY36P06150110 Replacement Housing Factor Grant No: Date of CFFP:		<b>FY of Grant: 2010</b> <b>FY of Grant Approval: 2010</b>	
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-2012	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	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>			107,706		107,706	\$102,723.36
3	1408 Management Improvements			40,000		40,000	\$9,935.00
4	1410 Administration (may not exceed 10% of line 21)			53,852		53,852	
5	1411 Audit			53,000		53,000	\$23,100.00
6	1415 Liquidated Damages						
7	1430 Fees and Costs			11,000		11,000	
8	1440 Site Acquisition						
9	1450 Site Improvement			31,000		31,000	
10	1460 Dwelling Structures			233,974		114,850.81	\$900.00
11	1465.1 Dwelling Equipment—Nonependable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment			8,000.00		8,000	
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 Housing 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 CFPP: 6-18-2010		<b>FY of Grant: 2010</b> <b>FY of Grant Approval: 2010</b>	
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<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-2012		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
<b>Type of Grant</b>			
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
18a	1501 Collateralization or Debt Service paid by the PHA	Original	Revised <sup>2</sup>
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Obligated
19	1502 Contingency (may not exceed 8% of line 20)		Expended
20	Amount of Annual Grant:: (sum of lines 2 - 19)	538,532.00	419,408.81
21	Amount of line 20 Related to LBP Activities		\$136,658.36
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>
		3/1/12	
<b>Signature of Executive Director</b>		<b>Date</b>	<b>Signature of Public Housing Director</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 CFPP 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: KY36P06150110  
 CFPP (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	107,706		107,706	\$102,723.36	Scheduled
	Police Foot Patrol	1408	Lump	25,000				Deleted
	Staff Training & Travel	1408	Lump	10,000		20,000	\$9,935.00	Scheduled
	RIC Activities	1408	Lump	5,000		20,000		Scheduled
	CFP Cost-Activities Salaries	1410	Lump	53,852		53,852		Scheduled
	Audit	1411	Lump	53,000		53,000	\$23,100.00	Scheduled
	Fees and Cost	1411	Lump	11,000		11,000		Scheduled
	Office Equipment	1475-1	Lump	5,000		5,000		Scheduled
	Maint. Equipment	1475-2	Lump	3,000		3,000		Scheduled
KY061-01 Scroggin Park (A) Main, Teddy Lynn (B) Washington St (C)								
(A)(B)(C)	Electrical Upgrade	1460	Lump	2,000				Scheduled
(C)	Rebuild Porch Coverings	1460	Lump	31,340		31,340		Scheduled
(C)	New Siding	1460	Lump	10,000		10,000		Scheduled
A)(B)(C)	Energy Efficient Light Fixtures	1460	Lump	6,000		6,000	900.00	Scheduled
(B)	PlayGround Equipment	1450	Lump	10,000		10,000		Scheduled
	Plumbing Fixtures	1460	Lump	20,000				Scheduled
	Cabinet replacement	1460	Lump	15,000		15,000		Scheduled
(A)(B)(C)	Floor Tile Repair	1460	Lump	25,084		24,429.81		Scheduled

<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  
 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>Grant Type and Number</b> Capital Fund Program Grant No: KY36P061501-11 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2011</b> <b>FFY of Grant Approval: 2011</b>	
<b>PIA Name: HOUSING AUTHORITY OF GEORGETOWN</b>					

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2012	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Obligated	Total Actual Cost <sup>1</sup>
				Original	Revised <sup>2</sup>		
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>			86,000	81,000.00	81,000	scheduled
3	1408 Management Improvements			25,000	25,000.00		scheduled
4	1410 Administration (may not exceed 10% of line 21)			54,026	44,026.00	9,800	scheduled
5	1411 Audit			30,000	25,000.00		scheduled
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition			10,499	10,499.00		scheduled
9	1450 Site Improvement						
10	1460 Dwelling Structures			31,000	15,000.00		scheduled
11	1465.1 Dwelling Equipment—Nonexpendable			220,719.00	196,012.00		scheduled
12	1470 Non-dwelling Structures			78,020.00	62,810.00		scheduled
13	1475 Non-dwelling Equipment						
14	1485 Demolition			5,000.00	5,000.00		scheduled
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> PIAs 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>		FFY of Grant: 2011	
PHA Name: HOUSING AUTHORITY OF GEORGETOWN		FFY of Grant Approval: 2011	
Grant Type and Number Capital Fund Program Grant No: KY36P061501-11			
Replacement Housing Factor Grant No: Date of CRFP:			

<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-2012		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
18a	1501 Collateralization or Debt Service paid by the PHA	Original	Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	Revised <sup>2</sup>	Expended
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	464,347.00	90,800
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities	108,617.00	
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	157,502.00	
Signature of Executive Director		Date	Signature of Public Housing Director
		2/11/12	

<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 CRFP 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		Grant Type and Number		Federal FFY of Grant: 2011				
PHA Name: HOUSING AUTHORITY OF GEORGETOWN		Capital Fund Program Grant No: KY36P061501-11						
		CFPP (Yes/No):						
		Replacement Housing Factor Grant No:						
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		
PHA-WIDE	OPERATIONS	1406	LUMP	Original 86,000.00	Revised <sup>1</sup> 81,000.00	Funds Obligated <sup>2</sup> 81,000	Funds Expended <sup>2</sup>	scheduled
	SITE-SECURITY-FP	1408	LUMP	13,000.00	13,000.00			scheduled
	STAFF-TRAIN/TRAVEL	1408	LUMP	10,000.00	10,000.00			scheduled
	RIC ACTIVITIES	1408	LUMP	2,000.00	2,000.00			scheduled
	CFP COST ALLOCATED SALARIES	1410	LUMP	54,026.00	44,026.00	9,800		scheduled
	AUDIT	1411	LUMP	30,000.00	25,000.00			scheduled
	FEES AND COST	1430	LUMP	10,499.00	10,499.00			scheduled
	MAINTENANCE EQUIPMENT	1475.2	LUMP	5,000.00	5,000.00			scheduled
	AIR CONDITIONER REPAIR/REPL.	1465	LUMP	25,000.00	17,300.00			scheduled
KY061-01								
SCROG. PARK (A)								
PRATHER (B)								
A,B	WATER HEATERS	1465.1	LUMP	11,000.00	9,000.00			scheduled
A,B	TUB.SUR./WALK-IN SHOWERS	1460	LUMP	20,000.00	14,000.00			scheduled
A,B	SIDE-WALK REPAIR	1450	LUMP	8,000.00	5,000.00			scheduled
A,B	EXT. LIGHTING FIXTURES	1450	LUMP	13,000.00	5,000.00			scheduled
A,B	REPLACE FRONT AND REAR INTERIOR DOORS	1460	LUMP	67,217.00	65,217.00			scheduled
A,B	RANGE HOOD	1465.1	LUMP	13,000.00	9,510.00			scheduled
A,B	SEAL PLUMBING	1465.1	LUMP	5,000.00	5,000.00			scheduled
	REPLACE EXHAUST FANS & DRYER VENTS	1465.1	LUMP	15,000.00	13,000.00			scheduled
	REPLACE BATHTUBS W/WALKIN SYSTEM	1460	LUMP		6,000.00			scheduled

<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  
 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		Grant Type and Number		Federal FFY of Grant: 2011		
PHA Name: HOUSING AUTHORITY OF GEORGETOWN		Capital Fund Program Grant No: KY36P061501-11 CFPP (Yes/No): Replacement Housing Factor Grant No:				
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
A,B	BRICK SILL	1460	LUMP	10,000.00	10,000.00	scheduled
B	TUCK POINT	1460	LUMP	5,000.00	5,000.00	scheduled
A,B	REPLACE UTILITY DOOR	1460	LUMP	9,000.00	7000.00	scheduled
A,B	REPLACE UNIT THERMOSTATS	1460	LUMP	8,000.00	8,000.00	scheduled
A,B	INTERIOR PAINTING	1460	LUMP	5,000.00	5,000.00	scheduled
A,B	REPLACE SHOWER HEADS	1460	LUMP	4,285.00	4,285.00	scheduled
KY061-02 NH (A) MTL (B) WH AND WS (C)						scheduled
A,B,C	REPLACE BATHTUB W/WALKIN	1460	LUMP		6000.00	scheduled
A,B,C	NEW FRONT/REAR DOORS	1460	LUMP	32,217.00	30000.00	scheduled
A,B,C	SEAL PLUMBING/ALL BLDS.	1460	LUMP	7,000.00	7,000.00	scheduled
A,B,C	EXT. LIGHT FIXTURES	1460	LUMP	8,000.00	2000.00	scheduled
A,B,C	REPLACE RANGE HOOD	1465	LUMP	5,000.00	5,000.00	scheduled
A,B,C	REPLACE HOT WATER HEATER	1465	LUMP	4,000.00	4,000.00	scheduled
A,B,C	TUB SUR./WALK-IN SHOWERS	1460	LUMP	20,000.00	10510.00	scheduled
A,B,C	SIDEWALK REPAIR	1450	LUMP	10,000.00	5000.00	scheduled
A,B,C	REPLACEMENT UTILITY CLOSET DOORS	1460	LUMP	5,000.00	5,000.00	scheduled
A,B,C	REPLACE SHOWER HEADS	1460	LUMP	2,000.00	2,000.00	scheduled
A,B,C	THEMOSTAT REPLACEMENT	1460	LUMP	4,000.00	4,000.00	scheduled
A,B,C	INTERIOR PAINTING	1460	LUMP	5,000.00	5,000.00	scheduled



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: <b>GEORGETOWN HOUSING AUTHORITY</b> Grant Type and Number Capital Fund Program Grant No: KY36P061501-12 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2012 FFY of Grant Approval: 2012
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	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>			60,000			
3	1408 Management Improvements			63,000			
4	1410 Administration (may not exceed 10% of line 21)			41,590			
5	1411 Audit			20,000			
6	1415 Liquidated Damages						
7	1430 Fees and Costs			15,000			
8	1440 Site Acquisition						
9	1450 Site Improvement			15,000			
10	1460 Dwelling Structures			156,314			
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures			40,000			
13	1475 Non-dwelling Equipment			5,000			
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>		FEY of Grant: 2012	
PHA Name: GEORGETOWN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: KY36P061501-12 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant Approval: 2012	

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending:       Revised Annual Statement (revision no: )  
 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)	\$415,904			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	112,914			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	40,000			
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 07/10/2012	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 CFPP 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: GEORGETOWN HOUSING AUTHORITY

Grant Type and Number  
 Capital Fund Program Grant No: KY36P061501-12  
 CFFP (Yes/No):  
 Replacement Housing Factor Grant No:

Federal FY of Grant: 2012

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	60,000				
	STAFF TRAINING & TRAVEL	1408	LUMP	10,000				
	RIC/RIC ACTIVITIES	1408	LUMP	18,000				
	SECURITY CAMERA SYSTEM	1408	LUMP	15,000				
	TENDOCKS DOCUMENT IMAGING SYSTEM	1408	LUMP	20,000				
	CFP SALARIES	1410	LUMP	41,590				
	AUDIT	1411	LUMP	20,000				
	FEES & COSTS	1430	LUMP	15,000				
	REPLACE OFFICE A/C SYSTEM	1470	LUMP	20,000				
	INSTALL BACKUP GENERATORS	1470	LUMP	20,000				
OFFICE EQUIPMENT	1475.1	LUMP	5,000					
KY061-01 SCROGGIN PARK								
(A) PRATHER PLACE								
(B)								
(A,B)	NEW LOCKS	1460	LUMP	20,000				
(A)	RENOVATE 133 TO RENTAL UNIT	1460	LUMP	4,000				
KY061-02 NH (A) MTL (B) WHAND WS (C)								
(B)	EXPAND PARKING LOT AT MT&L	1450	LUMP	15,000				
(A)	RENOVATE N. HGTS. DAY CARE INTO 3 SEPARATE RENTAL UNITS	1460	LUMP	112,914				
A,B,C	NEW LOCKS	1460	LUMP	20,000				



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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/20011

**Part I: Summary**

PHA Name/Number Georgetown Housing Authority (KY061)		Locality (Georgetown/Scott County & Kentucky)		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY:2013	Work Statement for Year 3 FFY:2014	Work Statement for Year 4 FFY :2015	Work Statement for Year 5 FFY: 2016
B. Physical Improvements Subtotal	Annual Statement	\$126,186	\$152,500	\$186,500	\$196,500
C. Management Improvements		\$57,314	\$59,314	\$61,314	\$63,314
D. PHA-Wide Non-dwelling Structures and Equipment		\$12,500	\$15,000	\$14,500	\$12,500
E. Administration		\$41,590	\$41,590	\$41,590	\$41,590
F. Other		\$25,000	\$25,000	\$22,000	\$22,000
G. Operations		\$60,000	\$50,000	\$40,000	\$30,000
H. Demolition					
I. Site-Improvements		\$93,314	\$72,500	\$50,000	\$50,000
J. Capital Fund Financing – Debt Service					
K. Total CFP Funds		\$415,904	\$415,904	\$415,904	\$415,904
L. Total Non-CFP Funds					
M. Grand Total		\$415,904	\$415,904	\$415,904	\$415,904

Capital Fund Program—Five-Year Action Plan

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

**Part I: Summary (Continuation)**

PHA Name/Number Georgetown Housing Authority (KY061)	Locality (City/county & State) (Georgetown/Scott County & Kentucky)	<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
A. Development Number and Name	Work Statement for Year 1 FFY: 2012	Work Statement for Year 2 FFY: 2013	Work Statement for Year 3 FFY: 2014	Work Statement for Year 4 FFY: 2015	Work Statement for Year 5 FFY: 2016
	Annual Statement				
PHA WIDE		\$196,404	\$190,904	\$179,404	\$169,404
KY061-01		\$159,186	\$177,500	\$163,000	\$155,819
KY061-02		\$60,314	\$47,500	\$73,500	\$90,681
<b>Totals</b>		<b>\$415,904</b>	<b>\$415,904</b>	<b>\$415,904</b>	<b>\$415,904</b>

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY: 2013			Work Statement for Year: 3 FFY: 2014		
	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 Appendix	<b>PHA WIDE</b>			<b>PHA WIDE</b>		
1406-Operations	LUMP	60,000	1406-Operations	LUMP	50,000	
1408-Security Officer	LUMP	12,000	1408-Security Officer	LUMP	13,000	
1408-Staff Train/Travel	LUMP	15,314	1408-Staff Train/Travel	LUMP	15,314	
1408-RIC/RIC Activities	LUMP	15,000	1408-RIC/RIC Activities	LUMP	16,000	
1408-Financial Consultant/Fee Acct.	LUMP	15,000	1408-Financial Consultant/Fee Acct.	LUMP	15,000	
1410-CFP Cost Allocated Salaries	LUMP	41,590	1410-CFP Cost Allocated Salaries	LUMP	41,590	
1411-Audit	LUMP	10,000	1411-Audit	LUMP	10,000	
1430-Fees and Costs	LUMP	15,000	1430-Fees and Costs	LUMP	15,000	
1475.1-Office Equipment	LUMP	5,000	1475.1-Office Equipment	LUMP	5,000	
1475.2-Maintenance Equipment	LUMP	7,500	1475.2-Maintenance Equipment	LUMP	10,000	
	<b>KY061-01</b> <b>Scroggin Park (A)</b> <b>Prather (B)</b>		<b>KY061-01</b> <b>Scroggin Park (A)</b> <b>Prather (B)</b>			
1450-Landscape for Curb Appeal (A) (B)	LUMP	20,000	1450-Landscape for Curb Appeal (A) (B)	LUMP	20,000	
1450-Concrete Repair (A) (B)	LUMP	5,000	1450-Safety Railing (A) (B)	LUMP	10,000	
1450-Exterior Lighting Fixtures (A) (B)	LUMP	5,000	1450-Fencing (B)	LUMP	5,000	
1450-Fencing (A)	LUMP	8,000	1450-Trinn Trees (A) (B)	LUMP	2,500	
1450-Safety Railing (A) (B)	LUMP	10,000	1450-Parking Pad Repairs (A) (B)	LUMP	20,000	
1450-Parking Pad Repairs (A) (B)	LUMP	10,000	1450-Exterior Lighting Fixtures (A) (B)	LUMP	5,000	
1450-Unit Drainage Issues (A) (B)	LUMP	20,000	1460-Bathroom Vanities (A) (B)	LUMP	2,500	
1460-New Siding (A)	LUMP	21,186	1460-New Closet Doors (A) (B)	LUMP	12,500	
1460-504/ADA Upgrades (A) (B)	LUMP	20,000	1460-New Cabinets & Countertops (A) (B)	LUMP	10,000	
1460-Energy-Efficient Upgrades (A) (B)	LUMP	15,000	1460-504/ADA Upgrades (A)(B)	LUMP	20,000	
1460-Tub Sur./Walk-In Showers (A) (B)	LUMP	5,000	1460-Energy-Efficient Upgrades (A) (B)	LUMP	20,000	
1460-Seal Plumbing/All Units (A) (B)	LUMP	5,000	1460-New Siding (A) (B)	LUMP	40,000	
1460-Exhaust Fans/Dryer Vents (A) (B)	LUMP	2,500	1460-Tub Sur./Walk-In Showers (A) (B)	LUMP	2,500	
1460-New Doors (A) (B)	LUMP	5,000	1465.1 Range Hood Fire Extinguishers (A) (B)	LUMP	5,000	
1465.1-Laundromat Washers/Dryers (A)	LUMP	5,000	1465.1-Water Heaters (A) (B)	LUMP	2,500	
1465.1-Water Heaters (A) (B)	LUMP	2,500				











**PHA Certifications of Compliance  
with PHA Plans and Related  
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/30/2011

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or \_\_\_ Annual PHA Plan for the PHA fiscal year beginning, 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.

Georgetown Housing Authority  
 PHA Name \_\_\_\_\_

KY061  
 PHA Number/HA Code \_\_\_\_\_

5-Year PHA Plan for Fiscal Years 2012-2016

Annual PHA Plan for Fiscal Years 2012-2013

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 Scott Bruins	Title Chairman of the Board
Signature 	Date 7.03.12

**RESOLUTION #12-03 ADOPTING  
FINAL APPROVAL OF FY 2012  
AGENCY ANNUAL PLAN**

Be it resolved by the Board of Commissioners for the Georgetown Housing Authority as follows:

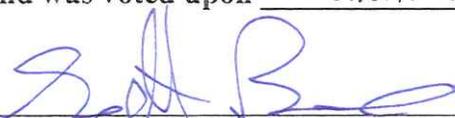
Effective, 7-3-2012, pursuant to the Quality Housing and Work Responsibility Act, Section 523, which was enacted in October, 1998, the Georgetown Housing Authority hereby adopts the following pertaining to the "Agency Annual Plan" mandate of QHWRA:

WHEREAS, as a Final Draft of the Housing Authority's Agency Annual Plan, for FY 2012, has been prepared in accordance with the Quality Housing and Work Responsibility Act of 1998; and

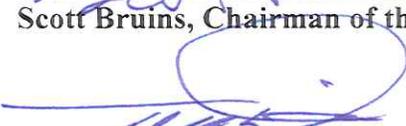
WHEREAS, the Final Draft has been reviewed by the Board of Commissioners;

NOW THEREFORE BE IT RESOLVED, the Board of Commissioners do hereby approve the Final Draft of the Agency's Annual Plan and do hereby authorize submittal of the Plan to the United States Department of Housing and Urban Development.

The foregoing Resolution was approved upon a motion by: Commissioner VARNEY, seconded by: Commissioner HAYDEN, and was voted upon UNANIMOUSLY.

  
\_\_\_\_\_  
Scott Bruins, Chairman of the Board

7.03.12  
Date

  
\_\_\_\_\_  
Tom Wilson, Secretary/Treasurer

7.3.12  
Date

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

GEORGETOWN HOUSING AUTHORITY

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.)

Scroggin Park, 139 Scroggin Park; Main, Teddy & Lynn, 345 Teddy St.; Washington St., 340 Washington Street; Washington Heights, 340 Washington Street; Northern Heights, 500 Northern Heights St.; Prather Place, 701 Prather Place

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

TOM WILSON

Title

EXECUTIVE DIRECTOR

Signature

Date

07/03/2012

X

# 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 type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input checked="" 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:  <b>Congressional District, if known:</b> KY6th	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  N/A  <b>Congressional District, if known:</b>	
<b>6. Federal Department/Agency:</b> DEPT. OF HOUSING AND URBAN DEVELOPMENT	<b>7. Federal Program Name/Description:</b> CAPITAL FUBD PROGRAM CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b> N/A	<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>  N/A	<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
<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: TOM WILSON Title: EXECUTIVE DIRECTOR Telephone No.: (502) 863-3773      Date: 07/03/2012	
<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

GEORGETOWN HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

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

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

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

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

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

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

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

Name of Authorized Official

TOM WILSON

Title

EXECUTIVE DIRECTOR

Signature

Date (mm/dd/yyyy)

07/03/2013

**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.

GEORGETOWN HOUSING AUTHORITY

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	TOM WILSON
Title	EXECUTIVE DIRECTOR
Signature	Date 07/03/2012

**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 Georgetown Housing Authority is consistent with the Consolidated Plan of  
Commonwealth of Kentucky prepared pursuant to 24 CFR Part 91.

Richard L. McQuady 6/5/12

Signed / Dated by Appropriate State or Local Official