

NOTICE OF PUBLIC HEARING

Pursuant to the Department of Housing and Urban Development (HUD) requirements under definition of “Substantial Deviation” and “Significant Amendment or Modification” Final Rule 903.7r(2), the Georgetown Housing Authority (GHA) has a significant amendment to replace the sewer lines and asbestos abatement in 134 public housing units. The 2020 annual plan, and five year action plan are available to the public for a review and comment period, beginning May 8, 2020 through June 25th, 2020, at the GHA main office at 210 West 18th Street, Georgetown, Texas, 78626, (Outside bulleting board). All interested parties are invited to review the documents. Any comments concerning the documents to the Plan must be in writing and submitted to the above address by 2:30 PM on June 25, 2020.

A public hearing regarding the 2020 Annual Plan is scheduled for 3:00 PM Thursday, June 25, 2020 at the GHA Conference Room at the above address. If you have any questions, contact Nikki Brennan at (512) 863-5565 X5.

**Streamlined Annual
PHA Plan
(Small PHAs)**

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

**OMB No. 2577-0226
Expires: 02/29/2016**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families

Applicability. Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

- Definitions.**
- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
 - (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
 - (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
 - (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
 - (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
 - (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information																																
A.1	<p>PHA Name: <u>Housing Authority of the City of Georgetown</u> PHA Code: <u>TX264</u></p> <p>PHA Type: <input checked="" type="checkbox"/> <i>Small</i> <input type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning (MM/YYYY): <u>10/2020</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units: <u>158</u> Number of Housing Choice Vouchers (HCVs): <u>100</u></p> <p>Total Combined units/vouchers: <u>258</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> <i>Annual Submission</i> <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete the table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	Annual Plan Elements Submitted with 5-Year PHA Plans. Required elements for all PHAs completing this document in years in which the 5-Year Plan is also due. This section DOES NOT need to be completed for years when a PHA is not submitting its 5-Year Plan. See Section C for required elements in all other years (Years 1-4).																																				
B.1	<p>Revision of PHA Plan Elements NOT APPLICABLE</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <table border="0"> <thead> <tr> <th>Y</th> <th>N</th> <th>N/A</th> <th></th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Financial Resources</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Rent Determination</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Homeownership Programs</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Substantial Deviation</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Significant Amendment/Modification</td> </tr> </tbody> </table> <p>(b) The PHA must submit its <i>Deconcentration Policy</i> for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>	Y	N	N/A		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financial Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rent Determination	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Substantial Deviation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Significant Amendment/Modification				
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B.3	<p>Progress Report. NOT APPLICABLE</p> <p>Provide a description of the PHA's progress in meeting its Mission Goals described in the PHA 5-Year Plan.</p>																																				

C.	Annual Plan Elements Submitted All Other Years (Year 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a PHA is submitting its 5-Year PHA Plan																												
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C.2	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan <i>Form 50077-SM, Certification of Compliance with PHA Plans and Related Regulations</i>, including Item 5 must be submitted by the PHA as an electronic attachment to the PHA Plan. Item 5 requires certification on whether plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public.</p>																												
D. Other Documents or Certification Requirements for Annual Plan Submissions. Required in all submission years																													
D.1	<p>Civil Rights Certification. <i>Form 50077-SM-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. <i>Please see the Civil Rights Certification on page 12.</i></p>																												
D.2	<p>Resident Advisory Board (RAB) Comments</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <table border="0"> <tr> <td>Y</td> <td>N</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decision made on these recommendations.</p>	Y	N	<input type="checkbox"/>	<input checked="" type="checkbox"/>																								
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D.3	<p>Certification by State or Local Officials <i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. <i>Please see the Certification by State or Local officials of PHA Plans Consistency with the Consolidated Plan on page 14.</i></p>																												
E. Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).																													
E.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. <i>Please see HUD Form 50075.2 approved by HUD on 4/17/2020</i></p>																												

B. ANNUAL PLAN. PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

B.1 REVISION OF PHA PLAN ELEMENTS. PHAs must: Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

YES NO

Statement of Housing Needs and Strategy for Addressing Housing Needs.

- 1) If yes, provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a) (1) and 24 CFR §903.12(b).
- 2) Provide a 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a) (2)(ii) and 24 CFR §903.12(b).

YES NO

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.

- 1) If yes, describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b) (2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR §903.7(b)
- 2) If yes, describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR §903.7(b) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b) Describe the unit assignment policies for public housing. 24 CFR §903.7(b)

YES NO

Financial Resources.

- 1) If yes, provide a statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c)

YES NO

Rent Determination.

- 1) If yes, provide a statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d)

YES NO

Homeownership Programs.

- 1) If yes, provide description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

YES NO

Substantial Deviation.

If yes, PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r) (2) (i))

YES NO

Significant Amendment/Modification.

If yes, PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will

consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51, \(24 CFR §903.7\(r\) \(2\) \(ii\)\)](#)

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2, \(24 CFR §903.23\(b\)\)](#)

B.2 NEW ACTIVITIES. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

YES NO

Hope VI or Choice Neighborhoods.

- 1) If yes, provide a description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI;
- 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

YES NO

Mixed Finance Modernization or Development.

- 1) If yes, provide a description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development;
- 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

YES NO

Demolition and/or Disposition.

- 1) If yes, describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition;
- 2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

YES NO

Conversion of Public Housing.

- 1) If yes, describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance;
- 2) An analysis of the projects or buildings required to be converted;
- 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

YES NO

Project-Based Vouchers.

- 1) If yes, describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b) (1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

YES NO

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 PROGRESS REPORT. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1)) **NOT APPLICABLE**

C. ANNUAL PLAN. PHAs must complete this section during years where the 5-Year Plan is not due. (24 CFR §903.12)

C.1 NEW ACTIVITIES.

YES NO **Hope VI or Choice Neighborhoods.**

- 1) If yes, provide a description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and
- 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

YES NO **Mixed Finance Modernization or Development.**

- 1) If yes, provide a description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and
- 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

YES NO **Demolition and/or Disposition.**

- 1) If yes, describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and
- 2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

YES NO **Conversion of Public Housing.**

- 1) If yes, describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance;
- 2) An analysis of the projects or buildings required to be converted; and
- 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

YES NO **Conversion of Public Housing.**

- 1) If yes, describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

YES NO **Project-Based Vouchers.**

- 1) If yes, describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

YES NO **Units with Approved Vacancies for Modernization.**

1) PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a) (1).

YES NO **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). *Awarded \$4,105,931 Emergency Grant for the replacement of sewer lines and asbestos abatement*

C.2 CERATION LISTING POLICIES AND PROGRAMS THAT THE PHA HAS REVISED SINCE SUBMISSION OF ITS LAST ANNUAL PLAN.

Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing form HUD-50077 SM-HP.

Please see the Certification of Compliance with PHA Plans and Related Regulations on pages 10-11.

D. ANNUAL PLAN. PHAs must complete this section in all years.

D.1 CIVIL RIGHTS CERTIFICATION. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)) *Please see page 12.*

D.2 RESIDENT ADVISORY BOARD (RAB) COMMENTS. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19) *No comments received.*

D.3 CERTIFICATION BY STATE OR LOCAL OFFICIALS. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15) *Please see page 14.*

E. STATEMENT OF CAPITAL IMPROVEMENTS. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

E.1 CAPITAL IMPROVEMENTS. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template:
Please see HUD Form 50075.2 approved by HUD on 5/14/2019

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

STATEMENT OF SIGNIFICANT AMENDMENT

Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" as any change to the mission statement such as:

- ✓ *50% deletion from or addition to the goals and objectives as a whole,*
- ✓ *50% or more decrease in the quantifiable measurement of any individual group or objective.*

Significant Amendment or Modification to the Annual Plan:

- ✓ *50% variance in the funds projected in the Capital Fund Annual statement*
- ✓ *Any increase or decrease over 50% in the funds projected in the Financial Resources Statement and or the Capital Fund Program Annual Statement*
- ✓ *Any change in a policy or procedure that requires a regulatory 30 day posting*
- ✓ *Any submission to HUD that requires a separate notification to residents, such as HOPE VI, Public Housing Conversion, Demolition/ Disposition, Designated Housing, Homeownership programs, Rental Demonstration Assistance (RAD)*
- ✓ *Any change inconsistent with the local approved consolidated plan*

Capital Fund Program Definition of Significant Amendment, Modification or Substantial Deviation to the Annual and 5-year plan as proposed sewer line replacement and asbestos abatement with Emergency Capital Fund Financing are considered by HUD to be significant amendments to the CFP 5-year Action Plan based on the Capital Fund Rule. Whereas, the sewer line replacement and asbestos abatement was in the five year plan, the emergency capital fund grant of \$4,105,931 is a Significant Amendment or Substantial Deviation in the Financial Resources of the Capital Fund Program.

**Certification of Compliance with
PHA Plans and Related Regulations
(Small PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plans and Related Regulations
including Civil Rights and PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/2020, 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 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.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
 - ___ 903.7a Housing Needs
 - ___ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
 - ___ 903.7c Financial Resources
 - ___ 903.7d Rent Determination Policies
 - ___ 903.7h Demolition and Disposition
 - ___ 903.7k Homeownership Programs
 - ___ 903.7r Additional Information
 - ___A. Progress in meeting 5-year mission and goals
 - ___B. Criteria for substantial deviation and significant amendments
 - ___C. Other information requested by HUD
 - ___1. Resident Advisory Board consultation process
 - ___2. Membership of Resident Advisory Board
 - ___3. Resident membership on PHA governing board

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.
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, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
 8. For a 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 2010-25);

- 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 lists 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 certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Georgetown Housing Authority
PHA Name

TX264
PHA Number/HA Code

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20_____

Annual PHA Plan for Fiscal Year 2020

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 Larry Raper	Title Board Chairman
Signature	Date June 25, 2020

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

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, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency 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 by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Georgetown Housing Authority
PHA Name

TX264
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	Title
Larry Raper	Board Chairman
Signature	Date
	June 25, 2020

**GEORGETOWN HOUSING AUTHORITY
RESOLUTION NUMBER NO. 701
RESOLUTION APPROVING**

**THE 5 YEAR AND ANNUAL PHA PLANS, PHA CERTIFICATIONS OF COMPLIANCE
WITH THE PHA PLANS AND RELATED REGULATIONS TO ACCOMPANY THE PHA
PLANS**

WHEREAS, on May 8, 2020, the Housing Authority of the City of Georgetown posted a Notice of Public Meeting to receive comments on the PHA Plan and all supporting documentation, all of which were available for review to the public for 45 days; and

WHEREAS, on Thursday, June 25, 2020 the Housing Authority of the City of Georgetown held a Public Hearing to receive public comments on the 5 Year and Annual PHA plans;

THEREFORE, BE IT RESOLVED this 25th day of June 2020 by the Board of Commissioners of the Housing Authority of the City of Georgetown that:

1. The Board approves the 5 Year and Annual PHA plans, PHA certifications of Compliance with the PHA plans, and related regulations to accompany the PHA plans; and
2. This Resolution shall be effective immediately upon its approval by the Board.

Executed by the undersigned as follows:

Chairman of the Board

June 25, 2020

Date

Secretary

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

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

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

I, Bill Gravell, the Williamson County Judge
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the City of Georgetown
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Georgetown, TX (Williamson County)
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The Housing Authority of the City of Georgetown plans to strive to
continue to serve the needs of the low-income population

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

Bill Gravell

Signature

Title

Williamson County Judge

Date

Georgetown Housing Authority

2020 CFP Budget & 5-Year Action Plan

TX264



Part I: Summary

PHA Name: <p style="text-align: center;"><i>Georgetown Housing Authority</i></p>	Grant Type and Number Capital Fund Program Grant No: <i>TX59P264501-20</i> Replacement Housing Factor Grant No: Date of CFFP:	FFY Grant: <i>2020</i> FFY of Grant Approval:
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Type of Grant

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

Line	Summary by Development Account	Total Estimated Costs		Total Actual Costs ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 205,141.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% if line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ 20,000.00			
10	1460 Dwelling Structures	\$ 70,000.00			
11	1465.1 Dwelling Equipment				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 295,141.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

Part II: Supporting Pages								
PHA Name: <i>Georgetown Housing Authority</i>		Grant Type and Number Capital Fund Program Grant No: <i>TX59P264501-20</i> CFFP (Yes / No): Replacement Housing Factor Grant No:				Federal FFY of Grant: <i>2020</i>		
Development Number Name/PHA-Wide Activites	General Description of Major Work Categories	Development Account No.	Qty.	Total Estimated Costs		Total Actual Costs		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
<i>PHA Wide</i>	<i>Operations</i>	<i>1406</i>		<i>\$ 205,141.00</i>				
<i>PHA Wide</i>	<i>Fees & Cost to include a/e services, asbestos consultant, RAD consultant, relocation specialist.</i>							
<i>PHA Wide</i>	<i>Site Improvements (Non-Dwelling Site Work (1480)) Description : Site improvements to include repair/ replace sidewalks, mailboxes, sewer lines, ADA access., fencing, sewer repair, sidewalk repair.</i>	<i>1450</i>		<i>\$ 20,000.00</i>				
<i>PHA Wide</i>	<i>Dwelling structures to include front & back porch covers, exterior painting of units, replace rotten wood, and add insulation.</i>	<i>1460</i>		<i>\$ 70,000.00</i>				
<i>PHA Wide</i>	<i>Replace Sewer Lines, Asbestos Abatement, Bathroom and Kitchen Flooring, Interior Painting, Replace Cabinets, Countertops, Kitchen Sinks, Tubs, Replace lavatories, faucets, valves and hardware, Countertops, Install Vanities, Replace Appliances, Relocation Costs and fees.</i>	<i>1460</i>						
				<i>\$ 295,141.00</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	

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

² To be completed for the Performance and Evaluation Report

Capital Fund Program - FIXED Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 07/31/2017

Part I: Summary						
PHA Name : Georgetown Housing Authority			Locality (City/County & State)			
PHA Number: TX264			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No: _____)	
A.	Development Number and Name	Work Statement for Year 1 2018	Work Statement for Year 2 2019	Work Statement for Year 3 2020	Work Statement for Year 4 2021	Work Statement for Year 5 2022
	STONEHAVEN (TX264000001)	\$265,156.00	\$4,382,248.00	\$265,156.00	\$265,156.00	\$265,156.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STONEHAVEN (TX264000001)			\$265,156.00
ID0001	Consultant Services(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	A/E Services, Engineer Fees, Asset Repositioning Consultant, Physical Needs Assessment, Asbestos Consultant, Development Consultant, Relocation Consultant, Project Based Consultant		\$75,000.00
ID0002	Operations(Operations (1406))	Operations of Stonehaven		\$80,156.00
ID0003	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Additional Parking, Playground Equipment, Landscaping, Fencing, Sewer Repair and Replacement, Fence Repair and Paint, Lighting, New fence, Concrete Repair		\$10,000.00
ID0004	Dwelling Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Front & Back Porch covers, Exterior painting of Units, Replace rotten wood, Add insulation, Install Central AC/heat, Upgrading electrical and plumbing, Add washer/dryer connections, install exhaust hoods, replace floors, replace kitchen sinks, replace appliances, replace countertops, replace kitchen cabinets, install shower heads, ceiling fans, and asbestos abatement		\$100,000.00
	Subtotal of Estimated Cost			\$265,156.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STONEHAVEN (TX264000001)			\$4,382,248.00
ID0005	Operations(Operations (1406))	Operations for Stonehaven		\$125,434.00
ID0006	Consultant Services(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other,Contract Administration (1480)-Relocation)	A/E Services, RAD Consultant, Physical Needs Assessment, Asbestos Consultant, Development Consultant, Relocation Consultant, Project Based Consultant		\$500.00
ID0007	Site Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Site Utilities)	Replace Rotten Wood, Install water efficient landscaping, Repair/Increase fencing, Repair/replace sidewalks, Added Parking, Electrical Utilities, Sewer Line Replacement.		\$500.00
ID0008	Dwelling Units(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Front & Back Porch covers, Exterior painting of Units, Replace rotten wood, add insulation, Install Central AC/heat, Upgrading electrical and plumbing, Add washer/dryer connections, install exhaust hoods, retile floors, replace kitchen sinks, replace appliances, replace cabinets, install shower heads, ceiling fans, and asbestos abatement		\$149,883.00
ID0015	2019 Emergency Grant(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Exterior (1480)-Building Slab,Contract Administration (1480)-Contingency,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site	Sewer Line Replacement, Replace Plumbing, Asbestos Abatement, Relocation 134 units, Replace Kitchen Cabinets, Interior Paint, Replace Countertops, Replace Tubs and Showers.		\$4,075,931.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
ID0016	2019 Emergency Grant Administration 1410 -Salaries,Administration (1410)-Sundry	1410 Administration Salaries related to planning and developing the project, Administrative work in connection with the planning and development of the project. Advertising costs associated with procuring bids		\$30,000.00
	Subtotal of Estimated Cost			\$4,382,248.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STONEHAVEN (TX264000001)			\$265,156.00
ID0009	Operations(Operations (1406))	Operations at Stonehaven		\$175,156.00
ID0010	Site Improvements(Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Site improvements to include repair/replace sidewalks, mailboxes, sewer lines, ADA accessibility improvements.		\$20,000.00
ID0011	Dwelling Structures(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures to include paint/replace rotten wood, installing electrical outlets on front & back porches with no fault plug ins, repair/replace roofs, replace appliances, renovate kitchen, and bathrooms, repair replace foundations, under foundation plumbing.		\$70,000.00
	Subtotal of Estimated Cost			\$265,156.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STONEHAVEN (TX264000001)			\$265,156.00
ID0012	Operations(Operations (1406))	Operations at Stonehaven		\$265,156.00
	Subtotal of Estimated Cost			\$265,156.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STONEHAVEN (TX264000001)			\$265,156.00
ID0012	Operations(Operations (1406))	Operations at Stonehaven		\$265,156.00
	Subtotal of Estimated Cost			\$265,156.00

Housing Authority of the City of Georgetown

2018 - 2019 CFP Performance & Evaluation Reports

TX264



CAPITAL FUND PROGRAM ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT *2018 - 2019 CFP*

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 06/30/2017

Part I: Summary					
PHA Name: <i>Housing Authority of the City of Georgetown</i>		Grant Type and Number Capital Fund Program Grant No: <i>TX59P264501-18</i> Replacement Housing Factor Grant No: Date of CFFP:		FFY Grant: <i>2018</i> FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <i>3/31/2020</i> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Costs		Total Actual Costs ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 265,156.00		\$ 265,156.00	\$ 265,156.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% if line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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)	\$ 265,156.00	\$ -	\$ 265,156.00	\$ 265,156.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <div style="text-align: center;">Date: March 31, 2020</div>		Signature of Public Housing Director <div style="text-align: center;">Date:</div>			

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

CAPITAL FUND PROGRAM ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT 2018 - 2019 CFP

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 06/30/2017

Part II: Supporting Pages								
PHA Name: <i>Housing Authority of the City of Georgetown</i>		Grant Type and Number Capital Fund Program Grant No: <i>TX59P264501-18</i> CFFP (Yes / No): Replacement Housing Factor Grant No:				Federal FFY of Grant: <i>2018</i>		
Development Number Name/PHA-Wide Activites	General Description of Major Work Categories	Development Account No.	Qty.	Total Estimated Costs		Total Actual Costs		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
<i>PHA Wide</i>	<i>Operations</i>	<i>1406</i>		\$ 265,156.00		\$ 265,156.00	\$ 265,156.00	
				\$ 265,156.00	\$ -	\$ 265,156.00	\$ 265,156.00	

¹ To be completed for the Performance and Evaluation Report or Revised Annual Statement
² To be completed for the Performance and Evaluation Report

CAPITAL FUND PROGRAM ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT *2018 - 2019 CFP*

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 06/30/2017

Part I: Summary					
PHA Name: <i>Housing Authority of the City of Georgetown</i>		Grant Type and Number Capital Fund Program Grant No: <i>TX59P264501-19</i> Replacement Housing Factor Grant No: Date of CFFP:		FFY Grant: <i>2019</i> FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <i>3/31/2020</i> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Costs		Total Actual Costs ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 125,434.00		\$ 125,434.00	\$ 125,434.00 -
3	1408 Management Improvements	\$		\$	\$ -
4	1410 Administration (may not exceed 10% if line 21)	\$		\$	\$ -
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 500.00		\$	\$ -
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ 500.00		\$	\$ -
10	1460 Dwelling Structures	\$ 149,833.00		\$	\$ -
11	1465.1 Dwelling Equipment - Nonexpendable	\$			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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)	\$ 276,317.00	\$ -	\$ -	\$ 125,434.00 -
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date: March 31, 2020		Signature of Public Housing Director	
				Date:	

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

CAPITAL FUND PROGRAM ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT *2018- 2019 CFP*

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U. S. Department of Housing and Urban Development
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Part II: Supporting Pages								
PHA Name: <i>Housing Authority of the City of Georgetown</i>		Grant Type and Number Capital Fund Program Grant No: <i>TX59P264501-19</i> CFFP (Yes / No): Replacement Housing Factor Grant No:				Federal FFY of Grant: <i>2019</i>		
Development Number Name/PHA-Wide Activites	General Description of Major Work Categories	Development Account No.	Qty.	Total Estimated Costs		Total Actual Costs		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
<i>PHA Wide</i>	<i>Operations</i>	<i>1406</i>		\$ <i>125,434.00</i>		\$ -	\$ <i>125,434.00</i>	
							\$ -	
				\$		\$ -		
PHA Wide	<i>Consultants- Asbestos, Development, Relocation, PNA, A/E, Project Based, Contract Administration</i>	<i>1430</i>		\$ <i>500.00</i>		\$ -	-	
PHA Wide	<i>Site Improvements-Replace Rotten Wood, Install water efficient landscaping, Repair/Increase fencing, Repair/replace sidewalks, Added Parking, Electrical Utilities</i>	<i>1450</i>		\$ <i>500.00</i>		\$ -	\$ -	
PHA Wide	<i>Dwelling Units (Dwelling Unit-Exterior, Dwelling Unit-Interior, Front & Back Porch covers, Exterior painting of Units, Replace rotten wood, add insulation, Install Central AC/heat, Upgrading electrical and plumbing, Add washer/dryer connections, install exhaust hoods, retile floors, replace kitchen sinks, replace appliances, install shower</i>	<i>1460</i>		\$ <i>149,883.00</i>				
				\$ <i>276,317.00</i>	\$ -	\$ -	\$ <i>125,434.00</i>	

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

² To be completed for the Performance and Evaluation Report

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

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.)

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

Larry Raper

Title

Board Chairman

Signature

X

Date

June 25, 2020

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

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 sub recipients 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

Larry Raper

Title

Board Chairman

Signature

Date (mm/dd/yyyy)

June 25, 2020

Affidavit of Publisher to Publication of Legal Notice

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
IN THE MATTER OF

**Georgetown Housing Authority
Notice of Public Hearing June 25, 2020
2020 Annual and Five Year Action Plan**

The Williamson County Sun/Sunday Sun, newspapers of general circulation, have been continuously and regularly published for a period of not less than one year in the County of WILLIAMSON, Texas, preceding the date of the above-referenced notice. Said notice was published in said paper as follows:

First insertion 10th day of May, 2020
Running through _____ day of May, 2020
Third insertion _____ day of May, 2020
Fourth insertion _____ day of May, 2020

Ellen Greenay
Newspaper Representative

Subscribed and sworn to before me, this
13th day of May, 2020.

Witness my hand and official seal.

Dawn R. Steele
Dawn R. Steele, Notary Public
My Commission Expires August 26, 2020



**NOTICE OF
PUBLIC MEETING**



The Georgetown Housing Authority (GHA) will hold a **PUBLIC HEARING** on **June 25 2020, 3:00 pm** at 210 W18th Street to receive comments on its 2020 Annual and Five Year Action Plan.

All documents are on display at the office of the Housing Authority at 210 W. 18th St., in the outside public bulletin board and available on website at <http://georgetownha.org/>

Comments should be submitted in writing to 210 West 18th Street, Georgetown, Texas 78626 Attn: Nikki Brennan

AFFIDAVIT

**PUBLIC HEARING FOR THE 2020 PHA PLAN AND 2020 CAPITAL
FUND PROGRAMMING**

I, *Nikki Brennan*, Executive Director of the Georgetown Housing Authority certify that the Georgetown Housing Authority has conducted a public hearing in the year 2020 in compliance with 24 CFR Part 905 in relation to the Capital Fund Program.

Executive Director Signature- Nikki Brennan

June 25, 2020

Date