

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																								
A.1	<div> <div> PHA Name: Georgetown Housing Authority PHA Code: TX264 </div> <div> PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2023 </div> <div> The Five-Year Period of the Plan: 2023-2027 </div> <div> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission </div> </div> <div> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>NOTICE OF PUBLIC HEARING</p> <p><i>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 2023 annual plan, and five-year action plan are available to the public for a review and comment period, beginning May 7, 2023, through June 21st, at the GHA main office at 210 West 18th Street, Georgetown, Texas, 78626. 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 5:00 PM on June 21, 2023.</i></p> <p><i>A public hearing regarding the 2023 Annual and 5 Year Plan is scheduled for 3:00 PM Thursday, June 22, 2023, in the GHA Conference Room at the above address. If you have any questions, contact Nikki Brennan at (512) 863-5565 X5.</i></p> </div> <div> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) </div> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) 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>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> </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.	Plan Elements. Required for <u>all</u> PHAs completing this form.					
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p><i>The Georgetown Housing Authority employs imaginative solutions to provide quality affordable homes, communities, and opportunities for self-sufficiency through innovative collaboration with public and private enterprises.</i></p>					

B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p><i>Goal 1- Preserve public housing and provide quality affordable homes.</i></p> <p><i>Goal 2- Provide opportunities for self-sufficiency through innovative collaboration with public and private enterprises.</i></p> <p><i>Goal 3- Excellence in Management of Public Housing Program – Objective</i></p> <p><i>Continue to ensure equal opportunity and affirmatively further fair housing for all applicants and program participants.</i></p> <p><i>Maintain High Performer Status in Public Housing Assessment System.</i></p> <p><i>Financial stability, reduce inspection deficiencies, achieve and sustain 97% or better occupancy rate, make sound management decisions with the limited resources available.</i></p> <p><i>Provide high quality customer service to applicants and tenants through open communication.</i></p> <p><i>Continue to work closely with Resident Council and encourage open communication regarding goals, challenges, and concerns of the families/residents.</i></p> <p><i>Actively pursue and apply for local and federal grant money.</i></p> <p><i>Goal 4- Expand the supply of assisted housing and improve voucher management – Objective</i></p> <p><i>GHA will apply for additional Housing Choice Voucher funding, when funds are made available and GHA is eligible to apply for such funds.</i></p>
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<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><i>Goal 1- Preserve public housing and provide quality affordable homes.</i></p> <p><i>Georgetown Public Housing, Stonehaven Apartments, experienced critical levels of persistent sewage back-ups due to cast iron sewer lines failing. Old, corroding and disintegrating sanitary sewer lines needed to be replaced. It was discovered through testing that asbestos exists within the VCT flooring and adhesive, the undercoating of the kitchen sinks and the drywall. The asbestos materials will be significantly disturbed while remedying the sewage issues, therefore asbestos abatement was part of this project. GHA owns its sewer lines.</i></p> <p><i>The total project cost was \$5,438,534. Georgetown Housing Authority (GHA) contributed combined operating reserves and capital funds of \$750,000 toward this emergency work. HUD approved the GHA grant application for emergency funding from the Capital Fund Reserve in the amount of \$4,105,931. Williamson County Community Development Block Grant (CDBG) funds also contributed to this project a total of \$582,603.</i></p> <p><i>The \$4M covered the asbestos abatement, sewer line replacement, relocation fees, also including new flooring, new kitchen sinks, toilets, and interior painting. CDBG funds covered new cabinets, countertops, hot water heaters, integrated bathroom sinks, bathroom tile, new tubs and showers.</i></p> <p><i>We relocated residents out of their residence into a temporary units at our site, turned the units over to construction and once returned to GHA moved the residents back to their original apartment.</i></p> <p><i>This project started during COVID in October 2020, and the expected end date is July 2023. The project is near completion, moving the remaining 25 residents back to their newly renovated homes.</i></p> <p><i>GHA has a beautiful community on 22 acres that has been maintained excellently. The project has preserved our affordable housing in Georgetown, Texas for another 50 years. This project mitigated health hazards, safeguarding housing to 134 households of over 208 housing residents of extremely low and low income households.</i></p>
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Goal 2- Provide opportunities for self-sufficiency through innovative collaboration with public and private enterprises.

GHA oversees and coordinates the delivery of services, ensuring programs are offered regularly, partnering with various organizations to offer health care, nutritional education, parenting and life skills. Additionally, case management is offered to provide resources and referrals for employment, benefit entitlement, etc.

Stonehaven PHA is predominantly senior adults with 66% of its ROSS participants 65 years or older. The need to offer supportive services that provide for independence and aging in place are paramount. The ROSS program is promoted to all residents and partners with the on-site Stonehaven Senior Center to expand its diversity of programs. Such programs as congregate meals and home delivered meals are available to assist with nutrition and social interaction. Health programs include those that promote nutrition, exercise, medication screenings and health screenings. Such programs enrich the individual's well-being and quality of life. Partnering with the Central Texas Food Bank, participants learned hands on about cooking low salt meals, how to read and understand the nutrition fact labels, and planning healthy thrifty meals. Health screenings such as blood pressure checks, medication screening and hearing were conducted by community partners. Life skills activities promote independence. This even includes card games and domino games, which require players to develop strategies and to add up their scores. These types of organized activities keep minds sharp, making it easier to budget and balance checkbooks.

WELLMED is a health and wellness clinic that provides a network of doctors and specialists that specialize in providing care to older adults. They connect the seniors at Stonehaven with a network of medical professionals. The medical clinic provides workshops that empower the seniors to become more independent by connecting residents with in-home services and other community resources. For dental needs, residents are referred to Georgetown Community Clinic Dental Center and Lone Star Circle of Care for low-cost dental services for uninsured patients.

EDUCATION – We continue to offer case management to connect residents to local resources and to make referrals for employment, homeownership programs, various public assistance programs, etc. The need for basic computer classes is filled by utilizing the on-site computer lab at the Georgetown Housing Authority Community Building, in collaboration with the Literacy Council of Williamson County.

Workforce Solutions also uses the computer lab to promote resume writing and job search activities.

In partnership with the Bridges to Growth Resource Center, a program of the Georgetown Project that is within walking distance of Stonehaven, we offer free parenting classes in English and Spanish.

Babysitting is provided by the Bridges to Growth personnel, Monday through Wednesday. They also offer “Parents Morning Out” once a month on a Saturday. Toddler Time is another offering which includes activities for parents and children to spend time together, several times a week.

Childcare/after-school programs support working parents and help to end the generational poverty cycle. The Georgetown Boys & Girls Club provides a safe place for school-age children to play and learn, year-round. During the school year, children are delivered by school buses and parents pick them up. During summer, the Club uses a bus to transport the children. They serve between 20 and 25 students from the Stonehaven community each school year. Their mission is to inspire and enable all young people, especially those in need, to realize their full potential as productive, caring, and responsible citizens. The Club promotes academic success, good character & leadership skills, and healthy lifestyles through targeted programs. This includes life skills programs, gardening, sports, swimming lessons, college readiness, “Money Matters” for teens, a summer drama program, leadership clubs, “Virtues in Practice,” Cub Scouts, and mentoring by staff and volunteers

	<p>Goal 3- Excellence in Management of Public Housing Program</p> <p><i>Our agency continues to maintain “High-Performer” status in the Public Housing Assessment System. GHA monitors the length of time to complete maintenance requests to ensure all requests are completed within an appropriate amount of time and requests are being resolved. The housing agency conference room was recently utilized as a separate office area that allows additional privacy during the application intake process and or meetings with residents.</i></p> <p><i>Continue to work closely with Resident Council and GHA hosts a morning coffee and Resident Council Class, twice monthly, to encourage residents to attend Resident Council meetings and learn how to improve their quality of life through the council.</i></p> <p><i>The last annual plan 2018-2022, GHA applied and was awarded CDBG funds of \$1,212,603. \$582,603 has been expended and \$630,000 has been obligated, waiting on the contract.</i></p> <p>Goal 4- Expand the supply of assisted housing and improve voucher management</p> <p><i>GHA was awarded Five new housing choice vouchers for the severe cost burden, overcrowding, substandard housing for very low-income renters and homelessness. We have utilized all 5 vouchers.</i></p> <p><i>GHA has received the designation of High Performer for the last 5 fiscal years in accordance with HUD’s Section Eight Management Assistance Program (SEMAP) performance evaluation.</i></p> <p><i>GHA will continue to keep our voucher utilization of 98 percent or above.</i></p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p><i>Violence Against Women Act (VAWA) Protections</i></p> <p><i>Descriptions of activities, services and/or programs, including prevention programs, offered by the GHA, either directly or in partnership with other service providers, that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking obtain or maintain housing, prevent violence, and/or enhance victim safety, including GHA’s Transfer Plans which are covered in the Section 8 Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy. GHA’s procedures are in place that assure that tenants are notified of their rights under VAWA.</i></p>
C.	Other Document and/or Certification Requirements.

C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>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.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

<p>D.1</p>	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>		
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Demographic Characteristics	Project's Residents	Project's Applicant Data	Census Tract	Housing Market Area	Expanded HousingMarket Area
% White	41.52%	47.62%	55.24%	67.81%	56.93%
% Black or African American	16.10%	23.81%	6.33%	4.38%	6.3%
% Hispanic or Latino	33.9%	22.22%	24.15%	21.5%	30.24%
% Asian	0%	.79%	8.86%	2.01%	.90%
% American Indian or Alaskan Native	0%	0%	.27%	.27%	.38%
% Native Hawaiian or Pacific Islander	0%	0%	.09%	.07%	.05%
%Persons with Disabilities	32.20%	33.33%	13.4%	12.9%	13.4%
% Families with Children under the age of 18	38.14%	1.59%	30%	24.3%	30%
Other	8.48%	5.56%	5.06%	3.96%	5.2%

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit 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 § 903.17(b), 24 CFR § 903.19)

C.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.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works 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. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, 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.

Census: Georgetown is fastest-growing city in U.S.

 georgetown.org/2022/05/26/census-georgetown-is-fastest-growing-city-in-u-s

Georgetown is the fastest-growing city in the U.S. for cities with a population above 50,000, according to data released today by the U.S. Census Bureau. Georgetown's growth rate was 10.5 percent from July 1, 2020, through July 1, 2021, resulting in a population estimate of 75,420.

"Georgetown continues to attract new residents for the same reasons many of us moved here — good jobs, safe neighborhoods, and unbeatable parks and events," Mayor Josh Schroeder said. "But all those things may not be as important as the sense of community you feel when families gather on a Saturday afternoon on our Courthouse lawn or dance in the street at our annual Red Poppy Festival. People don't just move here: They fall in love with this town."

This is the second time in the past seven years that Georgetown has been ranked the fastest-growing city in the U.S. Georgetown was the seventh fastest-growing city in the U.S. on the list released in 2020 and in 2019 by the Census. In 2018, Georgetown was the sixth fastest-growing city in the U.S., fifth in 2017, the fastest in 2016, and the second-fastest in 2015.

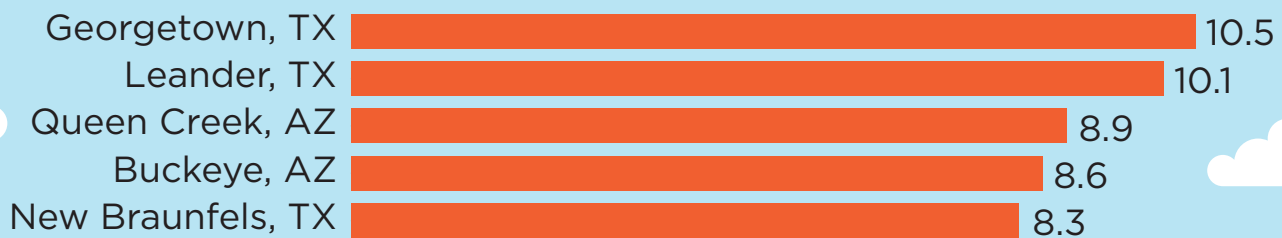
Georgetown's population was 67,176 in the 2020 census. According to today's estimate, Georgetown added 8,244 residents since 2020.

The news release from the Census about the fastest-growing cities in the U.S. is at census.gov.

Fastest-Growing Cities From July 2020 to July 2021

Cities With Populations of 50,000 or More

Largest percent change



Largest numeric change

