

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

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Chester Housing Authority

PHA Number: PA007

PHA Fiscal Year Beginning: (mm/yyyy) 07/2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA.
- PHA development management offices.
- PHA local offices.

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA.
- PHA development management offices.
- PHA local offices.
- Main administrative office of the local government **City Clerk's Office.**
- Main administrative office of the County government.
- Main administrative office of the State government.
- Public library.
- PHA website.
- Other (list below);
One-Stop Shop.

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA.
- PHA development management offices.
- Other (list below);
City Clerk's Office.
One-Stop Shop.

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
To provide decent, safe and affordable housing of choice for low-and moderate-income households, free from discrimination, to integrate the Authority's residents and developments into the larger community, and to serve as a catalyst for revitalizing the city of Chester, PA.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers. *Applied in 2/01.*
 - Reduce public housing vacancies.
 - Leverage private or other public funds to create additional housing opportunities: Lamokin Seniors (40 units completed) + McCaffery (186 units), both HOPE VI. – Completed.
 - Acquire or build units or developments.
 - Other (list below):
Maintain utilization rate for S8 Vouchers between 98% and 100%. *Ongoing.*

- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
 - ☒ Improve public housing management: (PHAS score) 90 by 6/30/2001.
(Including improvement of rent collection).
 - ☒ Improve voucher management: (SEMAP score) 90 by 6/30/2001.
 - ☒ Increase customer satisfaction:
(Including response to resident issues expressed at Receiver's meeting 9/99)
Respond to resident satisfaction survey, as well as Resident Advisory Board Comments at Public Hearing of 3/30/00, with implementation and follow-up by 8/01/01.
 - ☒ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections) **Ongoing.**
 - ☒ Renovate or modernize public housing units: 300 PH units at Chester Towers: By 6/2005. While stated in the Five-Year Capital Plan included as Attachment B, work on this enterprise is expected to begin in FY2000-2001, the funding required will become available on a staggered basis and will take several years complete the renovation/modernization. The Authority may seek resources beyond Comp Grant funds for the purpose, and might escrow funds in reserve to complete the work in a more concentrated manner in later years.
 - ☒ Demolish or dispose of obsolete public housing: 350 that were Lamokin Village and 350 that were McCaffery Village—early FY2001—**Completed.**
Disposition of Scattered Site Units—**Completed.**
 - ☒ Provide replacement public housing: Replace Lamokin Village (now Chatham Estates) with 40 privately owned senior units and 110 family units, by 12/31/01, and McCaffery Village (now Wellington Ridge) with 110 rental units by 12/2001 and 6/2002, respectively and 26 homeownership units on-site, as well as 50 units off-site, all under the HOPE VI program.
 - ☒ Provide replacement vouchers: **Previously Completed.**
 - ☒ Other: (list below) (*See also "Other PHA Goals" at the end of the Section*)
 - X Timely completion of Section 8 HQS inspections by contractual inspectors. (Already instituted by 4/2000).
 - X Institute quality control over tenant files, by auditing 5% of files due for recertification and/or inspection to ensure both proper documentation in files and completion of recertifications/inspections on time. **Ongoing.**
 - X Institute Site-Based Asset Management by 01/01/2001. **Completed.**
 - X Develop and institute Standard Operating Procedures applicable throughout Authority by 2/01/001. **Completed.**

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling, specifically to 100% of families before issuance of vouchers. **Ongoing. See Attachment M.**
 - Conduct outreach efforts to potential voucher landlords. **Ongoing.**
 - Increase voucher payment standards.
 - Implement voucher homeownership program: **By FY 2002.**
 - Implement public housing or other homeownership programs: HOPE VI.
 - Implement public housing site-based waiting lists: **By 05/2001.**
 - Convert public housing to vouchers.
 - Other: (list below)
 - X Through HOPE VI at Wellington Ridge, help former residents to return and others to gain access to quality mixed-finance rental housing, to purchase new homes on-site, or to purchase homes off-site in anticipated redevelopment of adjacent neighborhood.
- Anticipated units @ Wellington:**
- | | |
|------------------------|-----|
| On-Site Rental | 110 |
| On-Site Homeownership | 26 |
| Off-Site Homeownership | 50 |
| <hr/> | |
| Total | 186 |

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
 - Implement public housing security improvements. **Ongoing.**
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
 - Other: (list below)
 - X Through Wellington Ridge HOPE VI and the Keystone Opportunity (tax-free) Zone, help bring higher income homebuyers and renters to the public housing site, to help achieve income mixing and deconcentration of poverty.

- 110 new rental units by mid-2002;
26 new homeowner units as sold and completed.
- X With a private developer, build a retail center on the Wellington Ridge site to provide needed shopping facilities, jobs and entrepreneurial opportunities, and a stream of lease payments to support the adjacent neighborhood house, described below.
 - X Develop a neighborhood house to help rejuvenate the community with an array of cultural and other activities for people of all ages.

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families: In each community 10% each year until at least 30% of families living in CHA-owned units are living welfare assistance free, by 6/30/03.
- Provide or attract supportive services to improve assistance recipients' employability. *Ongoing. See Attachment C.*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. *Ongoing.*
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sexual orientation, sex, familial status, and disability.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sexual orientation, sex, familial status, and disability.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
- Other: (list below)

Other PHA Goals and Objectives: (list below)

First, it is worth noting that compared with the conditions at the start of the Receivership in 1994, the Chester Housing Authority has come a very long way. Under the Receivership, the organization of the Authority has been reconstituted, the Ruth L. Bennett was rehabilitated, William Penn was rebuilt, and both Lamokin and McCaffery Villages (now Chatham Estates and Wellington Ridge respectively) have received HOPE VI funds and are well on their way to revitalization. In addition, employment among residents has increased substantially, further opportunities for self-sufficiency are arising, including entrepreneurship, planning for a multi-purpose neighborhood house at Wellington Ridge is well underway, and in general the spirit among residents and staff in Chester has improved markedly. Nevertheless, much work remains to be done.

CHA has undertaken two major efforts to further fair housing: (i) the aforementioned HOPE VI programs, particularly at Wellington Ridge, part of whose mission it is to bring higher income individuals into the community, from a wider range of racial and ethnic groups and (ii) the Section 8 voucher “Housing Choice” program, which allows CHA residents to obtain housing across a much broader area.

In addition, within the Ruth L. Bennett and William Penn sites, CHA will create a greater mix of incomes, and therefore achieve fair housing, through a number of means, including (i) physical improvements to make this “housing of choice” for working households, (ii) ceiling rents, so as not to discourage working families from moving in or whose residency is beneficial to the communities, (iii.) encouragement of residents to make use of the One-Stop Shop and William Penn Tenant Association programs which foster employment, training and other activities contributing to the “deconcentration of poverty” among the residency.

Lastly, CHA’s Advisory Board, appointed by the Court for transitioning to a full-fledge Board of Commissioners upon termination of the Receivership, represents a broad spectrum of the community with different culture backgrounds and disciplines. Through these and other means, CHA will continue to pursue the achievement of fair housing in its activities.

Other PHA Goals and Objectives: (list below)

- X Decrease its reliance on federal funding, by increasing market driven management practices of the Authority's developments.
- X Establish a Division of Asset Management, in part to help implement Site-Based Asset Management. *Completed.*
- X Institute GAAP Accounting. *Completed.*
- X Establish new, five-member fully trained Board of Commissioners to assume all normal powers and duties upon termination of the Court-Appointed Receivership.
- X Enhance the resources available and political representation within the Chester community by spearheading drives for return of census information (within FY 2000) and voter registration (FY 2000 and FY 2001).

**Annual PHA Plan
PHA Fiscal Year 2000**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A Revised Template Questions & Admissions Policy for Deconcentration.
- B Capital Fund Program Tables and Capital Fund Program 5-Year Action Plan.
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY). N/A
- C Progress in Meeting the 5-Year Plan Mission and Goals.
- D Pet Policy.
- E Implementation of Public Housing Resident Community Service Requirements.
- F Section 8 Homeownership Program Capacity Statement.
- G Assessment of Demographic Changes in Public Housing Developments with Site-Based Waiting Lists.
- H Resident Membership of the PHA Governing Board.
- I Membership of the Resident Advisory Board.

Optional Attachments:

- J PHA Management Organizational Chart.
- K Public Housing Drug Elimination Program (PHDEP) Plan.
-
- Other (List below, providing each attachment name):
- L Approach to Asset Management.
- M Section 8 Mobility Counseling.
- N Resident Comments.

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X (Certification in blank available For Public Review)	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Text for Public Notice Appearing 1/24/01	
X	Pet Ownership Policy	Annual Plan: Pet Policy
X	Policy on Administration of Community Service Requirements	Annual Plan: Community Service Requirement
X	Resident Survey Action Plan	Support Documentation
X	Formalization of Resident Advisory Board	Attachment I

1. Statement of Housing Needs

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Locat ion
Total	2902(a)	4(b)	4(c)	4(d)	N/A	2.5(g)	3 (h)
Income <= 30% of AMI	1876(a)	5(b)	4(c)	5 (d)	N/A	3 (g)	3 (h)
Income >30% but <=50% of AMI	736(a)	4(b)	4(c)	3 (d)	N/A	2 (g)	2 (h)
Income >50% but <80% of AMI	275(a)	3(b)	4(c)	3 (d)	N/A	2 (g)	2 (h)
Elderly	677(a)	5(b)	5 (c)	5 (d)	5 (e)	3 (g)	4 (h)
Families with Disabilities	N/A	N/A	5(e)	4	5(e)	N/A	N/A
Race/Ethnicity African American	2130(a)	(f)	(f)	(f)	(f)	(f)	(f)
Race/Ethnicity Hispanic	128(a)	(f)	(f)	(f)	(f)	(f)	(f)
Race/Ethnicity White	567(a)	(f)	(f)	(f)	(f)	(f)	(f)

(a) Figures in “Overall” column are derived from CHAS Table 1C and the City of Chester FY 2000-2004 Consolidated Plan. The three income based cells 1874, 733, and 269 do not add up to the total of 2902 because the rows of the table does not include a component for income more than 80% but less than 100% of AMI. The number of households in this category is 15.

(b) Scores in the “Affordability” column are based on the following figures from CHAS Table 1C: Of all households with an income of 0 to 30% of AMI, 64% have a cost burden greater than 30% of household income (this is 94% of the households in the income bracket with a housing problem), and 46% have a cost burden greater than 50% household income (this is 67% of the households in the income bracket with a housing problem). Of all households

with a household income greater than 30% of AMI but less than 50% of AMI, 60% have a cost burden greater than 30% of household income (this is 91% of households in the income bracket with a housing problem), and 20% have a cost burden greater than 50% (this is 31% of the households in the income bracket with a housing problem). Of all households with a household income greater than 50% but less than 80% of AMI, 17% have a cost burden greater than 30% (this is 66% of the households in the income bracket with a housing problem), and 0% have a cost burden greater than 50%.

(c) Scores in the “Supply” column are based on data derived from the City of Chester FY 2000-2004 Consolidated Plan. The Plan provides the following figures: 60% of available rental units are affordable to families with household income less than 30% of AMI, 98% of available rental units are affordable to families with household income more than 30%, but less than 50% of AMI, and 99% of available rental units are affordable to families with household incomes greater than 50%, but less than 80% of AMI (Page 12). The Consolidated Plan also states that “many of the vacant for rent units in the City of Chester are not habitable because of old age, neglect, and location. Many of the vacant for rent units also have small rooms and lack modern conveniences” (Page 12). The Supply score for elderly households is based on the facts that the number of 0-1 bedroom rental units affordable to households with household income less than 30% of AMI is far fewer than the number of elderly households in that income bracket with a housing problem.

(d) Scores in the “Quality” column are based on data derived from the City of Chester FY 2000-2004 Consolidated Plan. The Plan states that one indicator of the quality of the housing stock in the City of Chester is the age of the structures. According to the 1990 U.S. Census, 63.3% of the housing units in the City were built before 1950. Only 13 percent of the housing units were built after 1970. The Consolidated Plan also states that “many of the vacant for rent units in the City of Chester are not habitable because of old age, neglect, and location. Many of the vacant for rent units also have small rooms and lack modern conveniences” (Page 12). Another problem is the lower than average contract rent for units in the City and the higher than average tax burden. This discourages private investment and property maintenance in the City.

(e) The City of Chester FY 2000-2004 states that there are only 45 units in the City accessible to individuals with physical disabilities (Page 37).

(f) The City of Chester Consolidated Plan states “there is no greater need among minority households in comparison to the needs of the category of households as a whole” (Page 30). Therefore, the housing needs of the various households within the racial groups would be based on their income level, and the severity of that need is represented by the figures given in the income categories of the table.

(g) The scores in the “Size” category were based on data from the City of Chester FY 2000-2004 Consolidated Plan. There are two indicators of the extent to which the size of units contributes to the housing problems in the City of Chester. According to the Consolidated Plan, 6% of housing units were classified as “overcrowded” (1.01 or more persons per room) in the 1990 U.S. Census, this is high compared to the County-wide figure of 1.7 percent of housing units. Figures included in the Consolidated Plan show that there are 387 units with at least 2 bedrooms that would be affordable to households with household income less than 30% of the AMI. This would accommodate the 289 large households (5 or more people) with a housing problem in the City of Chester (according to the CHAS Table 1C). However, the data included in the available unit’s table in the City of Chester Consolidated Plan is based on 1990 U.S. Census data. This data may overstate the number of available units, as the Consolidated Plan states “many of the vacant for rent units in the City of Chester are not habitable because of old age, neglect, and location. Many of the vacant for rent units also have small rooms and lack modern conveniences” (Page 12).

(h) The scores in the “Location” category were based on the following observation from the City of Chester FY 2000-2004 Consolidated Plan. The Plan states that many of the vacant housing units in the City are “small, densely

developed, and located to close to major roadways or industrial sites. These conditions make the units undesirable for residential use by a modern family or uninhabitable for health and safety reasons regardless of household income” (Page 11).

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: FY 2000-2004.
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset.
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
Best judgement of CHA personnel and Resident Advisory Board from FY 2001 Agency Plan preparation on impact of respective characteristics.

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	833		115 Move Outs
Extremely low income <=30% AMI	698	83.79%	
Very low income (>30% but <=50% AMI)	123	14.77%	
Low income (>50% but <80% AMI)	12	1.44%	
Families with children	614	73.71%	
Elderly families	5	0.84%	
Families with Disabilities	61	7.32%	
Race/ethnicity(HISP)	2	0.24%	
Race/ethnicity(AfrAM)	807	96.88%	
Race/ethnicity(White)	24	2.88%	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List

1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	985		98 10%
Extremely low income <=30% AMI	851	86.40%	
Very low income (>30% but <=50% AMI)	116	11.78%	
Low income (>50% but <80% AMI)	18	1.82%	
Families with children	588	59.70%	
Elderly families	4	0.41%	
Families with Disabilities	29	2.94%	
Race/ethnicity(HISP)	2	0.20%	
Race/ethnicity(AfrAM)	944	95.84%	
Race/ethnicity(White)	39	3.96%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	314	31.88%	67 21%
2 BR	446	45.30%	17 4%
3 BR	175	17.76%	13 7%
4 BR	37	3.75%	1 3%
5 BR	13	1.31%	0 0%

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes (*The waiting list will be open by May 1, 2001*).

If yes:

How long has it been closed (# of months)? Months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

CHA intends to maximize affordable units within current resources, increase the number of units available, and provide for specific household types – all as indicated through the “X”s below – as well as to encourage re-integration of the low-income public housing population within the community at large. Highlights of the strategy include issuing virtually all available Section 8 vouchers, in part by increasing out-reach to landlords, providing mobility counseling, and applying for additional vouchers; leveraging Capital Funds with HOPE VI, tax credit and other private investment for two HOPE VI projects; targeting units at the HOPE VI sites for the elderly; and adopting policies which give preference to working families and encourage market development on- and off-site.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units, from 10 to 5 days -- by collecting security deposits and rent in advance, inspecting vacated units and notifying the Maintenance Department immediately, and leasing units within 24 hours of receiving a Certificate of Occupancy.
- Reduce maintenance turnaround time for vacancies to maximum of three days by ensuring that supplies needed for renovation are in stock, utilizing open purchase orders, and expediting the use of contractors where needed.

- Seek replacement of public housing units lost to the inventory through mixed finance development.
Apply for mixed finance housing programs to mitigate net loss of units due to demolition and redevelopment of Lamokin and McCaffery Villages. By December 2001 and June 2002 respectively.
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources.
- Maintain or increase Section 8 lease-up rates to 98% by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintain or increase Section 8 lease-up rates to 98% by marketing the program to owners, particularly those outside of areas of minority and poverty concentration, by:
 - (i) inviting realtors in areas with low poverty concentration to quarterly landlord meetings,
 - (ii) listing properties available for rent in low-poverty areas on CHA's website, and
 - (iii) advertising in local periodicals in low-poverty areas requesting that owners submit units available for rent to CHA, with the goal of having at least 20% of families living in low-poverty areas. Ongoing.
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Other (list below)
Provide voucher mobility counseling. See Attachment M.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional Section 8 units should they become available.
- Leverage affordable housing resources in the community through the creation of mixed-finance housing.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
X Utilize HOPE VI funding for all the above, combined with state, local and private investment sources.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance.
- Employ admissions preferences aimed at families with economic hardships.
- Adopt rent policies to support and encourage work.
- Other: (list below).

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working.
- Adopt rent policies to support and encourage work. Specifically, complement existing ceiling rents with flat rents to support work and attract higher income families. *Completed.*
- Other: (list below).

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly.
- Apply for special-purpose vouchers targeted to the elderly, should they become available FY 2001 & FY 2002.
- Other: (list below).

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities.
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
- Affirmatively market to local non-profit agencies that assist families with disabilities.
- Other: (list below)
 - X Continue marketing and utilizing units for families with disabilities as designated at Ruth L. Bennett and William Penn, and provide for families with disabilities in the HOPE VI developments at Chatham Estates and Wellington Ridge per all legal requirements. 8 of 40 units @ Chatham designated for households with disabilities.

 - X In CHA's Section 8 units, landlords required to make "reasonable accommodation" for households with disabilities, and voucher-holders can move to different unit(s) if, and as necessary.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs. Develop strategies to attract households from groups with disproportionate housing needs.
- Other: (list below).

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.

- Market the Section 8 program to owners outside of areas of poverty /minority concentrations.
- Other: (list below).

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints.
- Staffing constraints.
- Limited availability of sites for assisted housing.
- Extent to which particular housing needs are met by other organizations in the community.
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA.
- Influence of the housing market on PHA programs.
- Community priorities regarding housing assistance.
- Results of consultation with local or state government.
- Results of consultation with residents and the Resident Advisory Board.
- Results of consultation with advocacy groups.
- Other: (list below)
Results of Receivership and consultation with Federal Court.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	2,464,195	
b) Public Housing Capital Fund	4,637,121	
c) HOPE VI Revitalization	24,649,554	
d) HOPE VI Demolition**	0**	
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,171,216	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	225,439	
g) Resident Opportunity and Self-Sufficiency Grants	75,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,822,692	Pub. Hous'g Operat'ns
4. Other income (list below)		
Excess Utilities	22,550	Pub. Hous'g Operat'ns
Interest	30,000	Pub. Hous'g Operat'ns
5. Non-federal sources (list below)		
Total resources	41,097,767	

**Included in HOPE VI Revitalization. Estimated at \$1,186,000 for McCaffery Village (Wellington Ridge).

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

When families are within a certain number of being offered a unit: (state number).

When families are within a certain time of being offered a unit: 60 Days.

Other: (describe)

Each Site maintains Preliminary and Active Waiting Lists. Once name comes to top of Preliminary List, transferred to Active List for verifying eligibility and assigning unit. There are 5 applicants per available unit maintained on the Active List.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

Criminal or Drug-related activity.

Rental history.

Housekeeping.

Other (describe) Credit.

c. Yes* No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes* No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source).

* CHA contracts with a private service for this information.

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list.
- Sub-jurisdictional lists.
- Site-based waiting lists. Beginning 5/1/2001.
- Other (describe).

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office.
- PHA development site management office. Beginning 5/1/2001.
- Other (list below):
Chester Housing Authority Web Site.

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**.

1. How many site-based waiting lists will the PHA operate in the coming year?

8 1 for each of 5 sites, plus 3 separate lists for designated seniors at Chester Towers, Chatham Estates, and McCaffery Village for a maximum of **8** lists. ***(If receive approval for McCaffery Village Designation).***

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists? 2 List (1 for Towers, 1 for McCaffery Village Senior Building).

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists? 8

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office.
- All PHA development management offices.
- Management offices at developments with site-based waiting lists.
- At the development to which they would like to apply.
- Other (list below)

Management offices operated by property manager of tax credit properties developed with mixed finance under HOPE VI.
Chester Housing Authority's Web Site.

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One. Beginning 05/01/2001.
- Two.
- Three or More.

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies.
- Overhoused.
- Underhoused.
- Medical justification.
- Administrative reasons determined by the PHA (e.g., to permit modernization work).
- Resident choice: (state circumstances below).
- Other: (list below).

c. Preferences

- 1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**).

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences).

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition).
- Victims of domestic violence.
- Substandard housing.
- Homelessness.
- High rent burden (rent is > 50 percent of income).

Other preferences: (select below)

- Working families and those unable to work because of age or disability.
- Veterans and veterans' families.
- Residents who live and/or work in the jurisdiction.
- Those enrolled currently in educational, training, or upward mobility programs.
- Households that contribute to meeting income goals (broad range of incomes).
- Households that contribute to meeting income requirements (targeting).
- Those previously enrolled in educational, training, or upward mobility programs.
- Victims of reprisals or hate crimes.
- Other preference(s) (list below):
 - Households with Law Enforcement Officers or members.
 - Relocates from the former HOPE VI sites who are planning to return to the new sites.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time.

Former Federal preferences:

- 3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition).
- Victims of domestic violence.
- Substandard housing.
- Homelessness.
- High rent burden.

Other preferences (select all that apply)

- 4 Working families and those unable to work because of age or disability.
- 5 Veterans and veterans' families.
- 2 Residents who live and/or work in the jurisdiction.
- Those enrolled currently in educational, training, or upward mobility programs.
- Households that contribute to meeting income goals (broad range of incomes).
- Households that contribute to meeting income requirements (targeting).
- Those previously enrolled in educational, training, or upward mobility programs.
- Victims of reprisals or hate crimes.
- 1 Other preference(s) (list below):
 - Households with Law Enforcement Officers or members.
 - Relocates from the former HOPE VI sites who are planning to return to the new sites.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers.
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing? (select all that apply)

- The PHA-resident lease.
- The PHA's Admissions and (Continued) Occupancy policy.
- PHA briefing seminars or written materials.
- Other source (list).

b. How often must residents notify the PHA of changes in family composition?(select all that apply)

- At an annual reexamination and lease renewal.
- Any time family composition changes.
- At family request for revision.
- Other (list).

(6) Deconcentration and Income Mixing

Please see Attachment A.

a. Yes No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists.

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments.

If selected, list targeted developments below:

Employing new admission preferences at targeted developments.

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to **[d?]** was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing.

Actions to improve the marketability of certain developments.

Adoption or adjustment of ceiling rents for certain developments.

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing.

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply).

Not applicable.

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts.
 List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation.
 Criminal and drug-related activity, more extensively than required by law or regulation.
 More general screening than criminal and drug-related activity (list factors below).
Previous Address of the Tenant.
 Other (list below).

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes?

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity.
 Other (describe below).
Landlords are provided with previous addresses of applicants.

(2) Waiting List Organization

a. With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged? (select all that apply)

- None.
- Federal public housing.
- Federal moderate rehabilitation.
- Federal project-based certificate program.
- Other federal or local program (list below).

b. Where may interested persons apply for admission to Section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office.
- Other (list below).
Chester Housing Authority Web Site.

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

The initial time given is 60 days. Thereafter, two 30-day extensions may be granted. The total search time is thus 120 days, unless a reasonable accommodation is granted, such as for households containing persons with disabilities.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose Section 8 assistance programs**).

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition).
- Victims of domestic violence.
- Substandard housing.
- Homelessness.
- High rent burden (rent is > 50 percent of income).

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability.
- Veterans and veterans' families.
- Residents who live and/or work in your jurisdiction.
- Those enrolled currently in educational, training, or upward mobility programs.
- Households that contribute to meeting income goals (broad range of incomes).
- Households that contribute to meeting income requirements (targeting).
- Those previously enrolled in educational, training, or upward mobility programs.
- Victims of reprisals or hate crimes.
- Other preference(s) (list below)
Households with Law Enforcement Officers or members.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time.

Former Federal preferences

- 3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition).
- Victims of domestic violence.
- Substandard housing.
- Homelessness.
- High rent burden.

Other preferences (select all that apply)

- 4 Working families and those unable to work because of age or disability.
- 5 Veterans and veterans' families.
- 2 Residents who live and/or work in your jurisdiction.
- Those enrolled currently in educational, training, or upward mobility programs.

- Households that contribute to meeting income goals (broad range of incomes).
- Households that contribute to meeting income requirements (targeting).
- Those previously enrolled in educational, training, or upward mobility programs.
- Victims of reprisals or hate crimes.
- 1 Other preference(s) (list below)
Households with Law Enforcement Officers or members.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (Select one)

- Date and time of application.
- Drawing (lottery) or other random choice technique.

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD.
- The PHA requests approval for this preference through this PHA Plan.

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers.
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose Section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan.
- Briefing sessions and written materials.
- Other (list below).

b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?

- Through published notices.
- Other (list below).

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

Excerpt from *Admissions and Continued Occupancy Policy (ACOP)*, Chapter 6, Part A – “Minimum Rent”:

The minimum rent for CHA is \$25.00. Exceptions to the application of ... [this] amount will apply to any family unable to pay because of financial hardship which include:

- (1) The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence;
- (2) The family would be evicted as a result of the imposition of the minimum rent requirement;
- (3) The income of the family has decreased because of changed circumstance, including loss of employment;
- (4) A death in the family has occurred; and[/or]
- (5) A major health problem has occurred in the family.

[In the event of such hardship,] CHA will provide counseling services through Resident Supportive Services staff, and attempt to identify supportive services, as well as financial resources to assist the family.

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member.

For increases in earned income.

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads.

For other family members.

For transportation expenses.

For the non-reimbursed medical expenses of non-disabled or non-elderly families.

Other (describe below).

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments.
- Yes but only for some developments.
- No.

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments.
- For all general occupancy developments (not elderly or disabled or elderly only).
- For specified general occupancy developments.
- For certain parts of developments; e.g., the high-rise portion.
- For certain size units; e.g., larger bedroom sizes.
- Other (list below).

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study.
- Fair market rents (FMR).
- 95th percentile rents.
- 75 percent of operating costs.
- 100 percent of operating costs for general occupancy (family) developments.
- Operating costs plus debt service.
- The "rental value" of the unit.
- Other (list below).

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never.
- At family option.
- Any time the family experiences an income increase.

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____.
- Other (list below)
 X At any increase or decrease of income within 30 days of change.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The Section 8 rent reasonableness study of comparable housing.
- Survey of rents listed in local newspaper.
- Survey of similar unassisted units in the neighborhood.
- Other (list/describe below):

Flat rents will be effective April 1, 2001.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR.
- 100% of FMR.
- Above 100% but at or below 110% of FMR.
- Above 110% of FMR (if HUD approved; describe circumstances below).

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area.
- The PHA has chosen to serve additional families by lowering the payment standard.

- Reflects market or submarket.
- Other (list below).

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area.
- Reflects market or submarket.
- To increase housing options for families.
- Other (list below).

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually.
- Other (list below).

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families.
- Rent burdens of assisted families.
- Other (list below).

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Minimum rent hardship policies for Section 8 program appear in the *Section 8 Administrative Plan* Chapter 6, Part B – “Minimum Rent.” In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following HUD hardship criteria: (1) The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance, including a family with a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996. (2) The family would be evicted as a result of the imposition of the minimum rent requirement; (3) The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, or other circumstances as determined by the CHA or HUD. (4) Other circumstances as determined by the CHA or HUD.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. *See Attachment J.*
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	873 units	9%
Section 8 Vouchers	840	10%
Section 8 Certificates	434	10%
Section 8 Mod Rehab	3	None
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	873 units	9%
Other Federal Programs (list individually)		
Economic Development and Supportive Services (EDSS)	873 units	9%
HOPE VI (Chatham)	204 families*	Minimal
HOPE VI (Wellington)	245 families*	Minimal
Family Self-Sufficiency (FSS)	265 families	Minimal

** Tracked from original residents, now relocated to permit demolition.*

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) **Public Housing Maintenance and Management: (list below)**

Admissions and Continued Occupancy Policy, Residential Dwelling Lease, House-Keeping Video, Human Resources Manual, Maintenance Policy, Pest Control Policy, Procurement Policy, Law Enforcement Policy and Procedures, Modernization and Development Policy and Procedures, Reasonable Accommodations Policy, Risk Management, Standard Operating Procedures.

(2) **Section 8 Management: (list below)**

Administrative Plan, Briefing Packet, Section 8 Video, Housekeeping Video, and Standard Operating Procedures. See also Attachment M – "Mobility Counseling Program."

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office.
 PHA development management offices.
 Other (list below).

B. Section 8 Tenant-Based Assistance

1. Yes No Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office.
 Other (list below):

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B.

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund?
(if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment Attachment B.

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here).

B. HOPE VI and Public Housing Development and Replacement Activities (Not Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary).
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant).
1. Development names: Lamokin Village (now Chatham Estates).
McCaffery Village (now Wellington Ridge).
 2. Development (project) numbers: PA007-001 & PA007-003.
 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development.
 - Revitalization Plan submitted, pending approval.
 - Revitalization Plan approved.
 - Activities pursuant to an approved Revitalization Plan underway *for both sites*.
- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
Undertaking Wellington tax credit projects (56 and 54 DUs), and homeownership projects (26 DUs on-site, 50 off-site).
- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

Remainder of Chatham HOPE VI (replacement housing), and all of Wellington Ridge HOPE VI.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	Scattered Site/Demolition/Disposition
1b. Development (project) number:	PA007008
2. Activity type: Demolition <input checked="" type="checkbox"/> 6 units Disposition <input checked="" type="checkbox"/> 20 units	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Both for demolition and disposition. Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission:	<u>(06/30/00)</u>
5. Number of units affected:	26
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity:	July, 2000
b. Projected end date of activity:	June, 2002

Demolition/Disposition Activity Description	
1a. Development name:	McCaffery Village (now Wellington Ridge)
1b. Development (project) number:	PA007003
2. Activity type: Demolition <input checked="" type="checkbox"/>	Remaining twelve units at McCaffery Village. Disposition <input checked="" type="checkbox"/> (1) Application for 26 on-site homeownership and (1) for the retail.
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Demolition Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> Disposition (One disposition application for 26 on-site homeownership and an additional application for retail).
4. Date application approved, submitted, or planned for submission:	Homeownership Disposition application submit by 12/01 and Retail Disposition application by 6/02.
5. Number of units affected:	350 (see below):
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: (1) December, 2001 Homeownership, (2) June, 2002 for Retail, (3) May, 2002 for Demolition. b. Projected end date of activity: June, 2002 Demolition

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Chester Towers I 1b. Development (project) number: PA007006-Chester Towers
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(11/30/98)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 155 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the developments <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Chatham Estates Senior Village.	
1b. Development (project) number: PA007001-Chatham Estates Senior Village.	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(11/30/98)</u>	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 40	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the developments	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: McCaffery Village (Wellington Ridge Senior Village)	
1b. Development (project) number: PA007003	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (May, 2001)	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 24	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the developments (24 of 110 family rental units).	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under Section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

N/A

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

N/A

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No*: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeowner-ship program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

* Early in the Receivership the Authority did pursue a 5(h) homeownership program under HOPE I. But that application process never materialized, and CHA’s Scattered Site and HOPE VI homeownership programs, now seriously underway, supercede the previous activities.

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Not Applicable.

PLEASE NOTE: *CHA’S plans for Homeownership – under Scattered Site Program and HOPE VI Program – were described in Supporting Documents, Item #22. These items can be transmitted to HUD on request.*

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	McCaffery Village (Wellington Ridge) HOPE VI
1b. Development (project) number:	PA007003
2. Federal Program authority: None of these programs applicable	
<input type="checkbox"/> HOPE I	
<input type="checkbox"/> 5(h)	<i>See comment on previous page, Item 11.A.1</i>
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input checked="" type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	6/01/01 the H/O Plan to be submitted as part of HOPE VI revitalization.
5. Number of units affected:	26 On-Site 50 Off-Site
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Scattered Site
1b. Development (project) number:	PA007008
2. Federal Program authority: None of these programs applicable	
<input type="checkbox"/> HOPE I	
<input type="checkbox"/> 5(h)	<i>See comment on previous page, Item 11.A.1</i>
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	June 30, 2000.
5. Number of units affected:	19
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants.
 26 - 50 participants.
 51 to 100 participants.
 more than 100 participants.

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/04/99
Executed with date of “4/ /99”. No exact day indicated or known.

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals.
- Information sharing regarding mutual clients (for rent determinations and otherwise).
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families.
- Jointly administer programs.
- Partner to administer a HUD Welfare-to-Work voucher program.
- Joint administration of other demonstration program.
- Other (describe)

The above information is stated in the Memorandum of Agreement found in Supporting Documents with the Agency Plan.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies.
- Public housing admissions policies.
- Section 8 admissions policies.
- Preference in admission to section 8 for certain public housing families.
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA.
- Preference/eligibility for public housing homeownership option participation.
- Preference/eligibility for section 8 homeownership option participation.
- Other policies (list below).

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

McCaffery Village HOPE VI Community and Social Services
Report appears in Supporting Documents.

Lamokin Village HOPE VI Community and Social Services
 Report appears in Supporting Documents.
 Family Self-Sufficiency Action Plan.

c. *Other:*

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection /specific criteria/ other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Wellness, etc. – a health program to promote wellness and fitness among CHA residents	10	Open enrollment	Crozer-Chester Medical Center	Both
Homeownership Counseling – Program to provide mortgage counseling to CHA residents interested in homeownership	10	Open enrollment	Chester Community Improvement Project	Both
Computer classes – Introduction to computer systems, word processing, etc.	12	Open enrollment	One-Stop Shop/ Computer Learning Center	Both
Economic Development Program (EDP) – program to promote entrepreneurial activity and business development among residents	30	Open enrollment	CHA offices at Crozer-Chester Medical Center	Both
William Penn Computer Classes	30	Open enrollment	Unity Center & William Penn Tenant Association	Both
Revolving Loan Fund (RLF) – Provides loans of up to \$5,000 to CHA residents who wish to create or expand their businesses	5	CHA residents submit application and business plan; make a presentation to the RLF Committee	CHA offices at Crozer-Chester Medical Center	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 01/03/01)
Public Housing	75	48
Section 8	250	227

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies.
- Informing residents of new policy on admission and reexamination.
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services.
- Establishing a protocol for exchange of information with all appropriate TANF agencies.
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

PLEASE SEE ATTACHMENT E.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

High incidence of violent and/or drug-related crime in some or all of the PHA's developments.

* High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments.

* Residents fearful for their safety and/or the safety of their children.

* Now that CHA has obtained full police powers, Authority expects to address issues of crime in immediate vicinity of project sites, as well as on sites themselves.

Observed lower-level crime, vandalism and/or graffiti.

People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime.

Other (describe below).

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

Safety and security survey of residents.

Analysis of crime statistics over time for crimes committed "in and around" public housing authority.

Analysis of cost trends over time for repair of vandalism and removal of graffiti.

Resident reports.

PHA employee reports.

Police reports.

Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs.

Other (describe below)

3. Which developments are most affected? (list below)

William Penn.
Chatham Estates.
Ruth L. Bennett.
Chester Towers.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities.
- Crime Prevention Through Environmental Design.
- Activities targeted to at-risk youth, adults, or seniors.
- Volunteer Resident Patrol/Block Watchers Program.
- Other (describe below)
 - X Canine Unit.
 - X In-house security force, operating as not-for-profit subsidiary of the Authority, granted *arrest powers February, 2000*.
 - X New Urbanist design and homeownership within HOPE VI sites.

2. Which developments are most affected? (list below)

William Penn.
Ruth L. Bennett.
Chester Towers.
Chatham Estates.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan.
- Police provide crime data to housing authority staff for analysis and action.
- CHA** Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence).
- Police regularly testify in and otherwise support eviction cases.
- Police regularly meet with the PHA management and residents.
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services.

Other activities (list below).

2. Which developments are most affected? (list below)

William Penn.
Ruth L. Bennett.
Chester Towers.
Chatham Estates.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: K).

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Please see Attachment D.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD? FY 1999
3. Yes No: Were there any findings as the result of that audit?

4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 1
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)? 90 Days

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable.
 - Private management.
 - Development-based accounting.
 - Comprehensive stock assessment.
 - Other: (list below):
 - X Determination and Implementation of Site-Based Asset Management Procedures.
 - X Establishment of Site-Based Asset Management Department.
 - X Implementation of Site-Based Maintenance.
 - X Training of Staff in Site-Based Asset Management.
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

NOTE: CHA has included "Approach to Asset Management" as Attachment L.

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s.

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment N.

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments but determined that no changes to the PHA Plan were necessary.
Please see Attachment N.

The PHA changed portions of the PHA Plan in response to comments.

Other: (list below).

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

Not Applicable- Please see Attachment H.

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

Not applicable-Please see Attachment H.

3. Description of Resident Election Process

Not Applicable. Chester Housing Authority operates under Federal Court-Ordered Receivership, with no Board of Directors as such. CHA does have a Court-appointed Advisory Board, composed of 13 local representatives, one, which is a Chester Housing Authority resident. Please see Attachment H.

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations.

Candidates could be nominated by any adult recipient of PHA assistance.

- Self-nomination: Candidates registered with the PHA and requested a place on ballot.
- Other: (describe) **Please see Attachment H.**

b. Eligible candidates: (select one)

- Any recipient of PHA assistance.
- Any head of household receiving PHA assistance.
- Any adult recipient of PHA assistance.
- Any adult member of a resident or assisted family organization.
- Other (list).

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance).
- Representatives of all PHA resident and assisted family organizations.
- Other (list).

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

City of Chester.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Reduce the Number of Poverty Level Families (p71). The Chester Housing Authority's Supportive Service Department works with CHA families to improve their economic circumstances by providing case management, job training opportunities, expanding educational opportunities, and other related support service initiatives.
 - Increase Homeownership (p.42). One of the Chester Housing Authority's HOPE VI Support Service initiatives includes expanding resident's opportunities for homeownership.

Other: (list below).

4. (There was no number #3) The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- The City of Chester’s Consolidated Plan (p.72) states “in support of the Chester Housing Authority (CHA) the City is providing funds to address public housing related issues. Specifically, the City of Chester is providing the CHA with funds for site improvements to support the acquisition and rehabilitation of single-family homes for sale to low-income households.”
 - The City of Chester’s Consolidated Plan (p.43) states “the City of Chester will continue to support and work with the Chester Housing Authority in its efforts to complete the physical reconfiguration, reconstruction and income mixing of all of the public housing as well as the revitalization and reconstruction of the adjacent neighborhoods.”

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

ATTACHMENT A

Revised Template Questions & Admissions Policy for Deconcentration

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
William Penn	160	Please see explanation listed below.	Please see deconcentration policy listed below.

ADMISSIONS POLICY FOR DECONCENTRATION

CHA has five properties, plus a Section 8 program. The Chester Towers consists of two high-rises. Two of CHA's developments – Lamokin Village (now Chatham Estates) and McCaffery Village (now Wellington Ridge) are undergoing complete demolition and redevelopment through HOPE VI; therefore except for families and elderly who choose to return, the occupancy and income levels of these projects are still largely to be determined. Finally, the Ruth L. Bennett and William Penn sites are occupied family projects in which normal turnover is occurring and current incomes are known.

Chester Housing Authority's admission policy is designed to provide for the deconcentration of poverty throughout its communities. While the ultimate goal of CHA is to raise the level of income for all of our tenants in order to promote self-sufficiency and personal growth, the Authority is also monitoring its portfolio to ensure that the communities remain within the Established Income Range (EIR). When a specific community is deemed to be outside of the EIR, the Chester Housing Authority will implement specific steps to bring the community within the range. CHA seeks to achieve deconcentration and income mixing throughout its portfolio using the following means:

1. Substantial efforts via the One-Stop Shop and other means to bolster participation in the labor force by residents of CHA developments, thereby "deconcentrating" poverty from within.
2. Preference for working families on the waiting list, or *lists* under site-based Management. (Preference for families with Law Enforcement officers is consistent with preference for working families.)
3. Ceiling Rents, to assure that working families, whether considering applying for residency or considering leaving, need not pay increases in rent with increases in income above a reasonable level.
4. HOPE VI redevelopment at Chatham and, in particular, Wellington Ridge offering high quality, privately developed, mixed-income rental and home-ownership units, as well as homeowner residences in the adjacent neighborhood, to entice higher income families to move into developments owned or sponsored by the Authority.
5. The Section 8 voucher program, in concert with counseling, permitting residents to live successfully throughout the community.

These means are having an impact. A significant number of CHA's residents are being placed in jobs. The percentage of working households in CHA developments and on CHA waiting lists is increasing. The retail center planned for Wellington, in concert with the Keystone Opportunity Zone for tax exemption, are also expected to bolster employment opportunities for CHA residents to attract working families to the neighborhood. The Authority considers the above to be an effective means for achieving deconcentration of poverty and income-mixing for CHA's residents and portfolio.

Methodology

Listed below are the procedures followed to conduct the analysis of the incomes of the families residing in CHA's developments that are subject to the requirement to deconcentrate poverty:

The first step was to determine the average household income of all families residing in a covered development, which excludes elderly or disabled developments. The Authority-wide average household income for the two covered properties, William Penn and Ruth L. Bennett, is \$9,978.

The next step in the process was to determine the average household income for all families residing in each particular covered development. The average household income for the William Penn is \$8,139 and for the Ruth L. Bennett, \$10,952.

The third step is to identify the Established Income Range (EIR), which is defined as the range of incomes that is between 85% and 115% of CHA's Authority-wide average for the covered developments. Once the EIR had been established, CHA determined which developments were outside of the range. Based on an Authority-wide average of \$9,978, the EIR is calculated to be between \$8,481 and \$11,475.

Based on the analysis performed by the Chester Housing Authority, it was determined that only the William Penn is currently outside of the EIR. In order to promote deconcentration within the CHA portfolio, the Authority will implement a system in, which will allow it to admit higher income applicants to the William Penn in order to raise the average level of household incomes of the community. The methods to be used are as follows:

For every five (5) move-ins at the property, one (1) applicant will be selected for move-in from a higher income range, alternating between Low and Very Low income, that is the next available applicant on the waiting list.

Efforts will be made on a continual basis to promote self-sufficiency, training and counseling from within the Chester Housing Authority to raise the level of income from within the community.

The Chester Housing Authority is committed to promoting the deconcentration of poverty from within the Authority. We are confident that through our efforts to attract higher income residents to our communities and by increasing the level of self-sufficiency of our residents, we will be able to raise the overall EIR of the portfolio.

ATTACHMENT B
Capital Fund Program Tables and Capital Fund Program 5-Year Action Plan
Please see attached file

ATTACHMENT C
Progress Report in Meeting the Five-Year Plan Mission and Goals

The Chester Housing Authority's 5-Year Plan was developed in conjunction with HUD's Strategic Goals and Objectives, required legislation, and the Receiver's Work Plan. Since the inception of the Receivership in 1994, the Chester Housing Authority has made significant strides in providing decent housing in a safe and healthy living environment for its residents. The Agency Plan and the Receiver's Work Plan continue to emphasize Chester Housing Authority's mission to *"provide decent, safe and affordable housing of choice for low-and moderate-income households, free from discrimination, to integrate the Authority's residents and developments into the larger community, and to serve as a catalyst for revitalizing the City of Chester."*

During the fiscal year starting July 1, 2000 the Chester Housing Authority met significant milestones in reaching the long-term goals put forth in its 5-year plan. These goals include:

- ❑ Improve the quality of assisted housing.
- ❑ Improve community quality of life and economic vitality.
- ❑ Promote the self-sufficiency and asset development of families and individuals.

IMPROVE THE MANAGEMENT OF ASSISTED HOUSING

Improvement in the quality of assisted housing continues to be an important goal for the Chester Housing Authority. Strategies to attain this goal include the improvement of specific management functions and revitalizing existing units. Improved management functions include the development of Standard Operating Procedures, creation of an Asset Management Department, and implementing site-based budgets for maintenance and management.

To date, Standard Operating Procedures have been written and distributed to staff. Also, to complete the transition to site-based budgeting, the Chester Housing Authority has recently implemented an Asset Management model. This management model establishes a site-based property management and maintenance system, which allows the Authority to evaluate each property on its own merits. The Asset Management model and the Site Based property management procedures will be implemented Authority-wide by May 1, 2001. Listed below are the steps taken to date:

1. The Asset Management Department was created in October 2000.
2. Site-based Standard Operating Procedures (SOP's) have been developed for CHA by an outside contractor (DMG), which was procured as part of CHA's HOPE VI program.
3. The Maintenance Department has now been decentralized and a complete maintenance staff has been assigned to each property. Work orders will be printed and assigned at each

individual property as opposed to being assigned at a central location. In addition, maintenance shops have been created and stocked with inventory at each property.

4. The Property Management staff for each property has received training on the new policies and procedures for which they will be responsible.
5. CHA is in the process of distributing the existing Public Housing waiting lists, in their entirety, to each of the properties for which the applicants on the list qualify. The final phase of the transition focuses on providing comprehensive training for existing staff.

Another milestone reached in the improvement of assisted housing was the continued demolition of obsolete public housing units. The developer of Wellington Ridge (formerly McCaffery Village) was successful in its bid to obtain an allocation of Low Income Housing Tax Credits in September 2000. These credits will be used for Phase II of the plan, which will include the construction of the first 54 rental units plus 26 onsite homeownership units. The developer was also successful in obtaining a PennHOMES grant for \$1 million from the Pennsylvania Housing Finance Agency (PHFA). These funds will be used for the development of the Phase II rental component. The entire onsite program (110 rental units plus 26 onsite homeownership units) is scheduled to be complete by the end of 2002. Relocation and demolition have been completed. The Chatham Estates HOPE VI project has entered the final stages; relocation and demolition are complete, and the implementation of the complex real estate development and supportive service components of the program are both on schedule. In July 2000, CHA celebrated the opening of the 40-unit Chatham Estates Senior Village. The Senior Village is currently 100% occupied.

IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY

Public Safety

The goal of improved community quality of life and economic vitality has been furthered by CHA's significant efforts in public housing security improvements. As of February 14, 2000, sixteen officers from CHA's Public Safety (CHAPS) Department received arrest powers allowing them to effect arrests, exercise search warrants and hold perpetrators in custody. This was the culmination of CHA's four-year effort to have these powers bestowed on its officers. These powers have greatly enhanced the effectiveness of the Department in safeguarding CHA communities. Authority-wide, thefts are down 30% from 1999, and assaults and robberies are down 50%. Drug seizures by the K-9 Unit are down again this year, indicating that drug activity at CHA sites continues to decline.

Resident Screening Committee

CHA tenants have long held that they should play a role in the process of screening new tenant applications. As members of the local community, they are uniquely positioned to perform a key function in this process. Residents are privy to information about certain applicants that no formal screening process could uncover. In response to this resident desire, CHA procured a consulting firm specializing in resident training to hold a workshop on the tenant screening and

selection process for both residents and staff. The goal of the training was to teach and inform a number of residents about the relevant federal laws, and the HUD and CHA rules and regulations regarding admissions and occupancy. The two-day training, which took place in August 2000, covered the roles and responsibilities of the Tenant Screening and Selection Committee (TSSC), including such topics as determining suitability issues, conducting home visits, resident orientations and confidentiality requirements. A total of 17 residents representing each of the CHA developments participated. At the conclusion of the sessions, 11 residents volunteered to serve on the TSSC and signed confidentiality agreements. As part of the new Asset Management structure, the committee will assist site staff in determining suitability on all prospective tenants.

PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS

The Department strives to work with residents to achieve self-sufficiency and improve overall quality of life. To promote the self sufficiency and quality of life of its residents, CHA has set the goal of increasing the number of employed persons in each community by 10% each year until at least 30% of families living in CHA-owned units are assistance free. CHA is also committed to providing supportive services to improve the employability of the recipients of assistance. To meet these goals, CHA provides supportive services through its inter-agency One-Stop Shop. A key component of the One-Stop Shop supportive service program is to help residents transition from welfare to work through various job training and job readiness programs. CHA staff has also cultivated strong partnerships and strategic alliances with the Department of Public Welfare, the Office of Employment and Training, the Chester Job Center, and other local and regional supportive service agencies. By creating and nurturing these relationships, CHA has been able to maximize and leverage its resources with those of its partners to ensure that the residents receive state-of-the art assistance on their path toward self-sufficiency.

CONCLUSION

As demonstrated in the above paragraphs, CHA is committed to achieving the goals set in its Five Year Plan by establishing programs and making policy changes that allow for the most effective and efficient use of CHA resources. The Authority will continue to make improvements and effective changes to each of its departments in furthering all CHA goals.

ATTACHMENT D

Pet Policy Narrative

Chester Housing Authority (CHA) allows residents to own pets, as long as the resident complies with the CHA Pet Policy as specified in the ACOP. A resident wishing to own a pet must first submit a written request to the Property Manager and submit the following items listed below:

- ❑ A certificate from a veterinarian stating that the pet is disease and pest free and that the pet will not exceed 20 lbs maximum when it is full grown.
- ❑ A picture of the pet and information stating the age, weight, and color.
- ❑ Proof that the pet has been spayed or neutered.
- ❑ A copy of the current license for the pet.
- ❑ A signed execution of a CHA Pet Agreement, which acknowledges complete responsibility for the care of the pet.
- ❑ A Pet Deposit, which shall not exceed the higher of the Total Tenant Payment or \$200 (except for elderly residents).
- ❑ Verify that the pet registration must be renewed and must be coordinated with the tenant's annual recertification date
- ❑ The names, addresses and phone numbers of two (2) adults who will agree to assume full responsibility for the pet in the event of the owner's death or incapacity to care for the pet.

Exclusion for animals that assist elderly and persons with disabilities

This exclusion applies to assistive/service animals that reside in units for the elderly or persons with disabilities, as well as assistive/service animals that visit these units. To qualify for exclusion, the resident or prospective resident must certify in writing that the head of household, or a member or his or her family, is a person with a disability; (a) the animal has been trained to assist persons with that specific disability; and (b) the animal actually assists the person with the disability.

Termination of Lease

CHA will initiate procedures for termination based on a Pet Policy Violation if:

- ❑ The pet owners has failed to remove the pet or correct a pet policy violation within the time period specified; and
- ❑ The pet policy violation is sufficient to begin the procedure to terminate the lease under terms of the lease.

ATTACHMENT E
Implementation of Public Housing Residents
Community Service Requirements

In accordance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA) the Chester Housing Authority (CHA) has enacted a plan to implement the Community Service Requirement provision of the Act. According to the provision, every public housing resident over the age of 18 will be required to perform either eight hours a month of community service or to participate in a self-sufficiency program for at least eight hours a month.

The Chester Housing Authority has taken the following administrative steps to implement the requirement:

Admissions and Continued Occupancy Plan: The ACOP states “every adult of public housing will be required to perform eight hours of community service each month, or participate in a self-sufficiency program for at least eight hours every month. This requirement does not apply to elderly persons, disabled persons, persons already working, persons exempted from work requirements under State Welfare to Work programs, or persons receiving assistance under a State program that have not been found to be in noncompliance with such a program. CHA will determine compliance with the public housing community service requirements once a year, 30 days prior to the expiration of resident’s lease, in accordance with the principles of due process. If CHA determines that a resident is not in compliance, CHA will notify that resident of the determination; that the determination is subject to administrative grievance procedures (a court hearing is not precluded); and that the resident’s lease will not be renewed unless the resident enters into an agreement with CHA to make up the missed hours by participating in a self-sufficiency program or contributing to community service.”

Lease: The Lease states “every adult eighteen (18) years old or older who is a resident and listed on your lease is required to perform at least eight (8) hours of community service each month, or participate in a self sufficiency program for at least eight (8) hours every month. This requirement does not apply to elderly persons, disabled persons, persons already working, persons exempted from working requirements under State welfare to work programs, or persons receiving assistance under a State program that have not been found to be in noncompliance with such a program.”

Standard Operating Procedures

- ❑ As part of the move-in orientation, the Property Manager will inform the resident of the requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWRA).
- ❑ After screening the household for eligibility, the Property Manager will use the criteria outlined in the ACOP to determine which household members are exempt or non-exempt from the QHWRA requirements. Exempt household members will be required to sign a waiver certifying the reason for exemption. In addition, exempt household members must provide documentation for the exemption.
- ❑ Non-exempt household members are required to verify their compliance with QHWRA. The verification consists of a monthly log, which enables the residents to report on their activity throughout the month. The resident will be required to update the information in the management office on a monthly basis.
- ❑ The Property Manager will keep a log in the management office showing the status of every household member, whether they are exempt or non-exempt. For each household member over the age of 18, the Property Manager will maintain a log showing either a current waiver certification or a recording documentation log on file in the management office.
- ❑ The Property Manager will inform the non-exempt household members of the availability of assistance from the case managers at the One-Stop Shop, whom may help the resident to fulfill their QHWRA requirements. The One-Stop Shop will provide a listing of agencies at which one could volunteer or activities within the Chester Housing Authority. The One-Stop Shop will also assist in finding employment opportunities. Types of activities that will fulfill this requirement include, but are not limited to:
 - ❑ Participation in a CHA sponsored “Community Day” in which residents volunteer to clean up their community. CHA typically schedules 1-2 community days at each public housing development per year.
 - ❑ Participation in an individual effort to improve the appearance of their surrounding community by planting flowers or gardens in common areas of the community.
 - ❑ Participation in the Chester Housing Authority’s Resident Screening Committee.
 - ❑ Resident Participation in any of the vocational or educational training programs offered directly through our One-Stop Shop.

- Participation in an entrepreneurial development program offered through the One-Stop Shop to encourage residents to start their own small businesses.
- Provide clerical support for the individual site management offices or the resident services department by assisting with bulk mailings, filing, etc.
- Any other volunteering of service that assist the resident in promoting self sufficiency, allows the resident to gain valuable vocational training or that allows the resident to volunteer their services to beautify the surrounding community.

- The Property Manager will review the log to verify compliance of QHWRA 45-days prior to the expiration of the lease. Households found to be in non-compliance of QHWRA will be given the option of complying with the requirement by agreeing in writing to perform any missed community service in the upcoming twelve-month period. Failure to comply with the QHWRA requirements will result in a non-renewal of the household lease.

- If the resident's status should change to either exempt or non-exempt, the resident is responsible for notifying the management office within 30 days of the change and will be required to sign the appropriate form certifying the new status.

ATTACHMENT F
Section 8 Homeownership Program Capacity Statement

The Chester Housing Authority (CHA) plans to implement the Homeownership Option under the Housing Choice Voucher Program and adopt this policy in the Chester Housing Authority's Section 8 Administrative Plan. The Homeownership Option will be offered to Section 8 participants that have been on the program for at least nine months. CHA will serve ten families under this option who meet the qualifications outlined in the Homeownership Policy.

The Chester Housing Authority currently has a contract with the Chester Community Improvement Project (CCIP). CCIP provides homeownership and financial counseling to residents who reside in Chester Housing Authority's properties and Section 8 participants. Prior to implementation of the Section 8 Homeownership Program, the Chester Housing Authority would like to expand the current contract to include assistance with the Section 8 Homeownership Program. In addition, the City of Chester's Economic Development Authority (CEDA) currently has a Homebuyer Assistance Program to financially assist income eligible homebuyers. (*See below*).

Downpayment and Closing Cost

The City of Chester's Economic Development Authority's (CEDA) Homebuyer Assistance Program provide 50% of the downpayment needed to purchase a home in the city of Chester and \$5,000 in closing costs as a zero percent (0%) interest loan. The buyer will make a 3% or 5% downpayment that will be matched with 3% or 5% of CEDA's funds.

FHA Loans-The buyer will contribute 1.5% of their own funds for loans under \$5,000 and 2.25% of their own funds for loans \$5,000 and over. CEDA will match with 1.5% or 2.5%. The buyer's contribution will be applied to the downpayment; CEDA's match will be applied to either the downpayment or closing costs.

VA Loans-The buyer will contribute a minimum of \$1,000 for the downpayment and/or items paid outside of closing (POC's) applied to the \$1,000 buyer's contribution will not be matched. Maximum downpayment-the buyer cannot make more than a 10% downpayment (5% buyer's funds/5% CEDA funds).

Closing Cost

The Homebuyer Assistance Program will provide 100% eligible costs up to a maximum of \$5,000. Funding support under this Program will be made in the form of a zero percent interest (0%) loan, the principal amount of which will be reduced to a balance of zero over five years if the program requirements are met.

ATTACHMENT G
Assessment of Demographic Changes in Public Housing
Developments with Site-Based Waiting List

The demographics for the Site-Based Waiting List for each development will remain the same for the next few months. The Chester Housing Authority is taking the following steps to implement site-based waiting list at each site. First, distributing the original list to each property. Each property will begin with the same list, however from May 1, 2001 and thereafter, each development will begin to accept new names. Therefore, by FY 2002 there may be significant changes in the demographics of the individual site waiting lists.

Housing Needs of Families on the Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	985		98 10%
Extremely low income <=30% AMI	851	86.40%	
Very low income (>30% but <=50% AMI)	116	11.78%	
Low income (>50% but <80% AMI)	18	1.82%	
Families with children	588	59.70%	
Elderly families	4	0.41%	
Families with Disabilities	29	2.94%	
Race/ethnicity(HISP)	2	0.20%	
Race/ethnicity(AfrAM)	944	95.84%	
Race/ethnicity(White)	39	3.96%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	314	31.88%	67 21%
2 BR	446	45.30%	17 4%
3 BR	175	17.76%	13 7%
4 BR	37	3.75%	1 3%

Housing Needs of Families on the Waiting List			
5 BR	13	1.31%	0 0%

ATTACHMENT H
Resident Membership of the PHA Governing Board

This section is not applicable for the Chester Housing Authority. Chester Housing Authority operates under Federal Court-Ordered Receivership, with no Board of Directors as such. CHA does have a Court-appointed Advisory Board, composed of 13 local representatives, one of whom is a Chester Housing Authority resident. The members of the Board were appointed through the Honorable Norma L. Shapiro who received recommendations from the Receiver and the Mayor of the City of Chester. The Receiver provided the Judge with interested candidates. Among those candidates is a resident, Ms. Frances Stanley, of the Chester Housing Authority. The resident was recently re-appointed as of June 21, 2000 to serve an additional term. The current Board serves in an Advisory capacity, and a selected number will assume the role of a typical Board upon termination of Receivership.

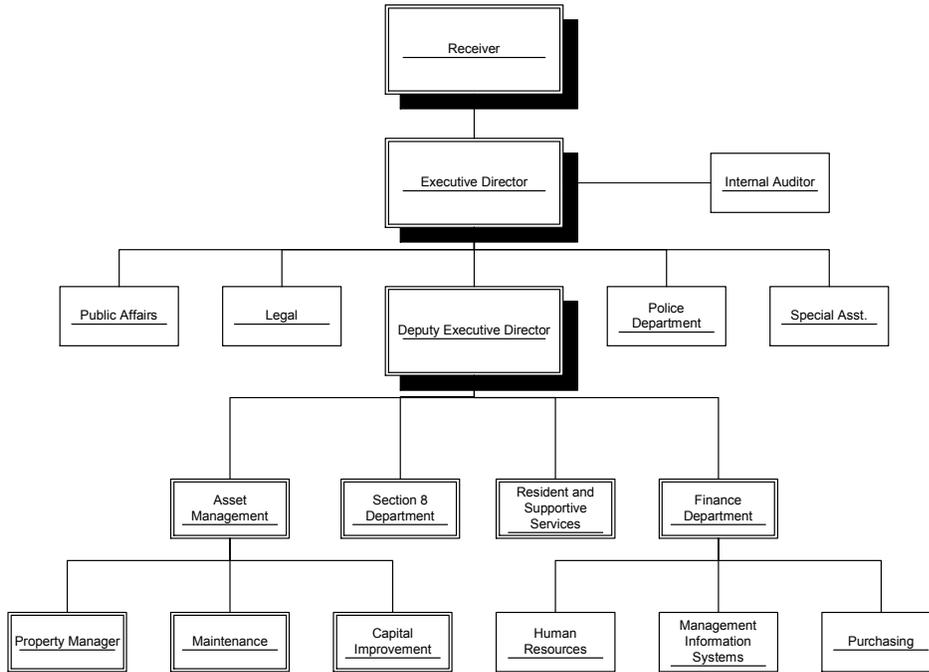
ATTACHMENT I
Membership of the Resident Advisory Board

In accordance with Section 511 of the United States Housing Act and regulations found at 24 CFR part 903 the Chester Housing Authority created a Resident Advisory Board to assist and make recommendations regarding the development of the PHA Plan, and any significant amendment or modification to the Plan. Below are a list of the members who serve on the Chester Housing Authority Advisory Board:

1. Patricia Blain
Section 8 Resident
2. Yvonne Carrington
President, Ruth Bennett Resident Council
3. McClure Collins
President, Chester Towers Resident Council
4. Barbara Gooby Muhammad
President, Chatham Estates Resident Council
5. Norma Robinson
Section 8 Resident
6. Charles Stansbury
Section 8 Resident
7. Ernestine Tilghman
President, Wellington Ridge Resident Council
8. Michelle Todd
Section 8 Resident
9. Delores Walker
William Penn Resident

Attachment J
Chester Housing Authority
Organizational Structure

Effective by 01/01/2001



ATTACHMENT K

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 193,359.00**
- B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X**
- C. FFY in which funding is requested 2001**
- D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Chester Housing Authority's PHDEP plan for fiscal year 2001 will continue to focused primarily on strengthening the housing authority's public safety department while addressing the issues of drug prevention, intervention and law enforcement in and around CHA's developments. By maintaining and utilizing our current and future community partnerships, we will impact our resident's lives by offering alternatives to drug use and abuse. Every effort will be made to utilize community resources to sustain the activities contain within this plan, which we feel, will positively impact the lives of over 50% of all CHA residents. Our targeted audience includes children, youth and adults.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
William Penn	158	424
Ruth L. Bennett	268	745
Wellington Ridge	12	14
Chester Towers	298	308
Chatham Estates	40	40

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ 12 Months _____ 18 Months ___X___ 24
 Months _____ Other _____
 +

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995 X	\$426,750	PA26DEP0070195	\$0		
FY 1996 X	\$408,500	PA26DEP0070196	\$0		
FY 1997 X	\$330,300	PA26DEP0070197	\$0		
FY1998					
FY 1999 X	\$225,439	PA26DEP0070199	\$138,109.14		12/01
FY 2000 GE	\$234,954	PA26DEP0070100	\$234,954.00		06/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The CHA PHDEP plan is a comprehensive approach to addressing law enforcement, drug prevention and intervention. Our focus point will continue to be the improvement and enhancement of CHA's police department by using the PHDEP funds to underwrite the salaries of 2 full-time and 2 part-time officers as well as funding the Tenant Patrol Program. PHDEP will also fund youth sports and cultural activities that are the very heart of our drug prevention program. PHDEP will provide the funding for supportive services and counseling, thus allowing a continuum of care of residents in need as well as providing for the services of an outside evaluator to assess the effects and efforts of PHDEP activities. PHDEP will also support the non-direct deliveries items needed for the above mentioned programs such as office supplies, computer hardware and software, transportation needs as well as an incentive tools to maintain program size. I short all necessary materials that will facilitate the implementation of all PHDEP initiatives.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY_2001__ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	\$0
9120 – Security Personnel	\$87,000.00
9130 – Employment of Investigators	\$0
9140 – Voluntary Tenant Patrol	\$0
9150 – Physical Improvements	\$0
9160 – Drug Prevention	\$95,359.00
9170 – Drug Intervention	\$11,000.00
9180 – Drug Treatment	\$0
9190 – Other Program Costs	\$0
TOTAL PHDEP FUNDING	\$193,359.00

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9120 – Security Personnel					Total PHDEP Funding: \$87,000.00		
Goal(s)	To increase the feeling of safety among CHA residents, especially senior						
Objectives	To increase the visibility of CHA Police officers and increase interagency cooperation between CHA Police and the Chester Police Department (CPD)						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Maintain the current number of law enforcement personnel			3Q01	4Q01	\$87,000	\$277,733 Capital Fund Program	45-60 % of surveyed residents respond positively with respect to feeling more secure
2. Meet regularly with CPD			3Q01	4Q01	\$0.00		Coordinated efforts reduce Part I crimes by 30%
3. Purchase software and supplies			3Q01	4Q01	\$0.00		Collect and process program data. Sort by gender, age, etc.

9160 – Drug Prevention						Total PHDEP Funding: \$ 95,359.00	
Goal(s)	To decrease the prevalence and influence of drugs in public housing communities.						
Objectives	To increase the education of youth and adult residents in methods to reduce drug use and abuse as well as drug related crimes. To promote activities providing positive motivation and role models						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Maintain youth activities an arts/cultural and sports program	1169	R. Bennett W. Penn	3Q01	Ongoing	\$25,500	No	40-50% of participants stay in program for 12 weeks.
2. Maintain mentoring and education programs	1531	R. Bennett W. Penn C. Towers Wellington Ridge C. Estates	3Q01	Ongoing	\$4859.	No	40-50% of participants stay in program for 12 weeks
3. Lease van for resident transport to PHDEP activities	1531	R. Bennett W. Penn C. Towers Wellington Ridge C. Estates	3Q01	Ongoing	\$5,000	No	At least 3 trips to PHDEP activities per quarter as well as transportation between the sites for activities.
4. Hire personnel to supplement and evaluate PHDEP activities	1531	R. Bennett W. Penn C. Towers Wellington Ridge C. Estates	3Q01	Ongoing	\$60,000	No	1 Full-time, 1 part-time CHA staff member hired. Quarterly reports by outside evaluator.

9170 – Drug Intervention						Total PHDEP Funding: \$ 11,000.00	
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Goal(s)	To increase resident access to substance abuse counseling and treatment programs.						
Objectives	To maintain CHA's relationship with Project Overcome, a drug abuse counseling program run by the Crozer-Chester Medical Center. To increase CHA collaboration with other counseling services						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Identification and referral of residents needing counseling services	1531	R. Bennett W. Penn C. Towers Wellington Ridge C. Estates	3Q01	Ongoing	\$11,000	No	40-50% participants stay in program for 12 weeks.

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9120	Activity 1	\$21,750.00	Activity 1	\$87,000.00
9160	Activities 1, 2	\$23,839.75	Activities 3,4	\$95,359.00
9170	Activities 1	\$2,750.00	Activity 1	\$11,000.00
TOTAL		\$48,339.75 (25%)		\$193,359.00 (100%)

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

ATTACHMENT L
Approach to Asset Management

FY 2001 Annual Plan Page 79

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

The Chester Housing Authority (CHA) created its Asset Management Division in October 2000 with the hiring of its Director of Asset Management, Mr. Charles Parent, CPM. The Director of Asset Management will oversee the conversion of CHA's centralized property management system to a site-based property management system under the Asset Management model.

Using the Asset Management model, CHA will improve its management operations by establishing approximately 20-25 quantifiable goals and benchmarks for each property to achieve. These goals, or "key indicators", and the methodology used for measuring their performance were developed with the assistance of an outside consultant. The Director of Asset Management will then monitor these key management indicators at timed intervals to determine if the property has been successful in meeting its goals. It should be noted that while the key indicators will be used for every property, the anticipated goal may vary from property to property in order to tailor the performance to meet the needs and marketability of the specific property. This will also allow CHA to determine the specific source(s) of any problems or management functions that need to be improved at a site level prior to it becoming a larger problem Authority-wide. Some examples of the key areas to be monitored by the Director of Asset Management are: (not limited to)

- ❑ Occupancy
- ❑ Vacancy Prep Costs
- ❑ Vacancy Turnover Time
- ❑ Budget Variances
- ❑ Work Order Completion
- ❑ Curb Appeal
- ❑ Rent Collections
- ❑ Timely Recertifications

Some of these goals will be monitored and measured via our Memory Lanes Systems (MLS) software system through our regular monthly reporting requirements while other goals, such as curb appeal, will be more subjective. The majority of the key areas being measured come under the direct supervision and control of the property manager and should serve as a measuring stick for the performance of the property manager. The Senior Property Manager and the Director of Asset Management will work closely with the property managers in any areas that are deemed to be in need of improvement. Training and guidance will be provided to those managers who are not meeting the established goals prior to the deficiencies having any adverse effect on CHA's overall operations.

With the recent creation of the Asset Management Department and the conversion to a site based asset management model, the Authority feels it has all the necessary tools to effectively monitor

all areas of its public housing management operations. This model will enable the Authority to identify and address any problem areas in a timely manner, which will, in turn, improve performance. Since the Authority is already performing at a Standard level, the additional efficiency should allow the Authority to achieve a minimum score of 90 on the PHAS inspection. Through the creation of the Asset Management Department and the conversion to a site based asset management model, the Chester Housing Authority will be able to closely monitor the performance of each individual property. With the assistance of an outside consultant, the Asset Manager has identified key management indicators that can be monitored on a scheduled basis. Examples of the indicators to be tracked are rent collection percentages, total turnover time, and completion of work orders, budget variances, and total occupancy. These key management indicators will be tracked by the Asset Manager to ensure that all the properties are operating at peak efficiency.

ATTACHMENT M
Section 8 Mobility Counseling

FY 2001 Annual Plan Page 81

ORIENTATION

After families have been issued a Section 8 voucher, a group and/or individual orientation will be held to discuss the differences between living in public housing and the Section 8 program. The Chester Housing Authority will show a Section 8 orientation video and a housekeeping video. Also, families will be given an overview of the Section 8 program and a thorough discussion on the following topics:

Section 8 Program Regulations

Full discussions will center on the major differences between Section 8 and public housing. Specifically, Section 8 staff will discuss rental determination, utility allowances, client and landlord responsibilities, leases, the housing assistance payment (HAP), housing quality standards (HQS) inspections and HAP abatements.

Client Landlord Laws

CHA staff will discuss the rights and responsibilities of both the landlord and client. Such topics of discussion will include Fair Housing laws, local housing codes, security deposits, evictions (non-payment, criminal and other), unit upkeep and move-outs.

Unit Selection

Before deciding where to move, clients will be advised of how to select units based on their needs. For instance, families will be advised to take into consideration the location and distance from public transportation, schools, medical facilities and other services. Clients will also be advised on how to make a first impression with a potential landlord (i.e., how to dress, how complete a rental application, what are the right questions to ask a potential landlord) when searching for units, and the rent and unit approval process.

CHA will provide listing to families of rental units available in Delaware, New Castle, Montgomery and Chester counties, as well Chester, Philadelphia and Wilmington. CHA will also maintain the Sunday edition of the *Philadelphia Inquirer*, *Daily Times* and the *News Journal* to identify rental properties.

Lead-Based Paint Requirements

Clients will be advised of the federal requirements for lead-safe housing and will also be given handout materials.

Transportation Assistance

Clients will be advised of available transportation assistance to search for units. On a weekly basis, CHA will provide van service so those clients can look for perspective units and assist with searching for unit completing rental application. A sign-up sheet will be maintained for clients needing transportation to look for perspective units. The Admissions Specialist will hold special sessions with clients once they receive vouchers to inform them of the housing resources available in the community and to show them how to search for units. The Specialist will also accompany residents in their search for units. General information regarding other transportation options will also be discussed.

Family Self-Sufficiency (FSS)

FSS caseworkers will be available to discuss the FSS program. After the orientation, each family will be given an appointment with a FSS caseworker to develop individual workplans and coordinate supportive services. These sessions are designed to discuss personal needs and to identify any area in which the family may need assistance. Outside agencies will be contacted when necessary.

For families requesting programs to address education needs, except for those requiring higher education, the caseworker will link them to local literacy providers. For public welfare recipients, tuition related to obtaining a GED is paid by the Department of Public Welfare; and, in many cases, childcare assistance will be paid.

Fair Housing Laws

CHA currently monitors fair housing laws for all participants of the Section 8 program. CHA will brief families about existing fair housing laws. Common types of discrimination will be described and families will be given handouts.

Orientation sessions will be conducted jointly by Leasing and Occupancy and Resident and Community Relations staff and the FSS Coordinator.

THIRD-PARTY COUNSELING

After each family receives general orientation and individual counseling, they will be referred to an outside organization to receive guidance in financial responsibility, maintaining credit, housekeeping management and good neighbor training. Incentives will be offered to encourage families to attend. The Authority will also make van service available to transport residents to the facility where the counseling will be held. The following topics will be discussed at the session:

Financial Management

- The importance of maintaining a strong and stable credit history
- How to obtain a copy of a credit report
- How to correct inaccuracies on a credit report
- How to develop proper credit history
- How to prepare a family budget

Housekeeping

The last completed public housing housekeeping inspection will be used as a preliminary assessment to developing housekeeping needs. The inspection will be forwarded to the outside counseling agency to develop a more specific housekeeping orientation program. Deficient items cited on the home visit will be discussed in detail. The family will be advised of the importance of properly maintaining a rental unit and the impact that it may have on their continued participation on the Section 8 program. Topics to be discussed will include:

- How to properly clean walls, ceilings and floors
- How to properly clean stoves and refrigerators
- How to teach children good housekeeping skills
- How to properly store refuse and other debris
- How to cut a lawn and snow removal tips
- How to use and properly store household cleaning products
- How to properly maintain a lavatory
- How to avoid the accumulation of household items that risk safety
- How to avoid attracting vermin and other pest
- Identifying emergency shut-off valves
- Emergency evacuation procedures
- Home Safety

Good Neighbor Training

Since it may be difficult for families to move from a more dependent environment to a more independent environment, it will be necessary to hold discussions to include topics such as: cooperating with neighbors, dispute resolution and civic involvement. It is the goal of the Authority to have counseling sessions conducted during the search period, prior to lease approval.

Outreach to Private Landlords

CHA maintains a listing of available units throughout the metropolitan areas. CHA will also maintain a list of rental units available through surrounding housing authorities. We advertise through local newspapers and the newsletter of professional organizations inviting new perspective landlords to participate in the program. We also utilized methods to attract landlords to the program. On a quarterly basis, CHA will sponsor meetings inviting existing landlords and members from realty associations from other areas to enlist landlords. CHA will also use this forum to participate in other professional organizations as a vehicle to enlist landlords. In addition, all families are eligible to exercise their rights under portability. Leasing and Occupancy staff will conduct this portion.

Followup Services

The FSS caseworker will conduct group follow-up sessions in 90 days with a focus on maintaining the family budget and financial plan and to determine if the household needs any revisions to their individual plans.

During the quarterly meetings with the landlords, surveys will be given to evaluate their satisfaction with the program and the family. If it is cited on the survey that the client is not maintaining their unit in an acceptable manner, a home visit will be conducted by Section 8 staff. If it is verified that the family is not maintaining the unit, the client will be required to attend one-on-one counseling services with the third-party Agency. This portion will be conducted by Resident and Community Relations and Leasing and Occupancy staff and the third-party counseling agent. The Resident and Community Relations department is responsible for the FSS program and linking residents with essential services in the community. The Leasing and Occupancy department is responsible for administering Section 8 programs and occupancy functions as it relates to public housing.

Principal Staff

Manager of Section 8/Occupancy
Section 8 Coordinator
Admissions Specialist
FSS Caseworkers

ATTACHMENT N

Resident Comments and Responses

The following represents the Chester Housing Authority's official response to the written comments submitted by Resident Advisory Board Members and the McCaffery Village Tenant Association. A public hearing was held regarding the FY 2002 Annual Agency Plan on March 13, 2001 at 5:00pm at the Ruth L. Bennett in Chester, PA. Copies of the transcripts are available upon request.

Resident Advisory Board Comments

One comment made by the Resident Advisory Board involved public safety concerns. The Resident Advisory Board expressed a desire to supplement the protection services provided by the Chester Housing Authority's police department with neighborhood watch groups or any other programs that would promote a safe and drug-free community. In addition, the Board expressed support for an educational program for youth informing them of the danger of drugs to an individual and a community.

CHA Response

Programs to address safety concerns and programs around drug intervention will be facilitated through the Drug Elimination Program Grant and the One-Stop Shop support services.

Resident Advisory Board Comments

The Resident Board commented that they would like CHA programs to promote inclusion of a greater community with the CHA communities. The Board suggested that the residents of the surrounding neighborhoods be invited to participate in CHA events or supportive service programs. The Board felt that this would foster a greater sense of community rather than one of separation.

CHA Response

The inclusion of the greater community will be a goal throughout the year. The supportive services department will be working on programs that may involve the community at large and developing marketing strategies to change the image of public housing.

Resident Advisory Board Comments

A member of the Resident Advisory Board also suggested that CHA create an easy-to-read manual for the Resident Board or any other interested party explaining the components of the Agency Plan and the Plan development process. The Board felt that this manual would create a better understanding of the Agency's Annual Plan among residents.

CHA Response

An easy-to-read manual was developed for both the Resident Advisory Board, Tenant Council Presidents, and any other resident or member of the public who was interested in using the manual to understand the Agency Plan and the process. A Tenant Council President commented on the useless of the manual and appreciated the document.

Resident Comments

The McCaffery Village Tenant Association stated that instead of planning to reduce the number of affordable housing public housing rental units to be built, CHA should maintain its commitment to rebuilding housing units.

CHA Response

The Receiver expresses the same concerns as the McCaffery Village Tenant Association regarding the need to increase the number of public housing units. In his annual report to the Court he confirms his “commitment to rebuilding housing” by stating (p.5) “I will be making a personal and concerned effort to obtain additional housing and community facilities for the Chester Housing Authority and our residents.”

Resident Comments

The McCaffery Village Tenant Association stated the concern of the reduction in the number of units at the Chester Housing Authority.

CHA Response

It is important to note that the Receiver has been working on increasing the number of units since the beginning of Receivership. In the Annual Report to the Court (p.6) which Mr. Rosenberg states that “I would like to point out to this Court that at the beginning of the Receivership, of a total of 1,680 public housing rental units, there were only 1,092 occupied. Plus there was then another 1000 offsite Section 8 Certificates and Vouchers for a total of 2,092 occupied rental units within the Authority. When we complete the work at Chatham and Wellington Ridge, we will have a total of 939 Public Housing or Equivalent (Tax Credit) rental units plus 1,250 Section 8 public housing units for a grand total of 2,189 which is a gain of 97 occupied units.”

Resident Comments

The McCaffery Village Tenant Association stated that they are unconvinced that the commercial development, associated with Wellington Ridge HOPE VI project, as currently conceived, is viable.

CHA Response

The Receiver expresses in his Annual report to the Court that (p.5) he is working on an almost daily basis with the Pennrose Developers to create the planned shopping mall/retail center at Wellington Ridge. The Receiver makes this project a top priority due to the fact that the retail

center will bring employment opportunities for the residents. Furthermore, the City's Master Plan for the Highland Garden Area envisions commercial development along Highland Avenue and not residential.

Resident Comments

The McCaffery Village Tenant Association remains adamantly opposed to private management of the public housing units to be rebuilt on the site. (MTVA) does not oppose private management of the senior development or any viable commercial space.

CHA Response

The decision for private management relates to the fact that Wellington Ridge is a mixed-finance development, which involves tax credits. Also, the decision for private management was made with resident input at the start of the redevelopment process.

Resident Comments

The McCaffery Village Tenant Association faces the difficult task to keep the residents and resident council involved with the redevelopment process at Wellington Ridge.

CHA Response

All of the your concerns regarding resident involvement during the redevelopment process are continuously being met. First, we have contracted with Grey Smith, who serves as a technical advisor to the resident council, during the redevelopment process. Secondly, the Resident Council Leader is part of the development Team and gets all correspondence and notices pertaining to the redevelopment process. In addition, the Resident Council Leader is included as a regular attendee at all development meetings, which takes place once a month a Pennrose. We consider residents partners in this deal.

On May 29, 2001 a meeting took place with the Resident Advisory Board to review the comments sent by HUD in a letter dated May 9, 2001 regarding CHA's Version 1 FY 2002 Agency Plan. The letter sent by HUD was distributed to the Resident Advisory Board members for their review. During the meeting each of the plans deficiencies, the suggested remedies, and CHA's course of actions were reviewed with the RAB members. The RAB members made only a few comments, which related to the community service requirements and the fiscal audit finding. Below are their comments:

Resident Comments

One of the eligible activities for the community service requirements should be to assist the seniors and the people who are disabled to clean their apartments and run errands for those who may need assistance.

CHA Response

The Chester Housing Authority agrees with you in using "eligible community service hours" to assist the elderly and disabled at the Towers. However, we would like to first develop a volunteer program that includes screening and background checks to ensure that any participant entering a senior/elderly apartment would pass a screening process to ensure safety for the resident receiving the services. We will also be adding any resident who participates in the Chester Housing Authority's Resident Screening Committee to be counted as eligible "community service hours."

Resident Comment

We feel that it is important for CHA to sponsor activities for the youth this summer. We have a serious problem with the lack of summer activities for the youth in Chester. We have all this ceramic equipment at the Towers and all we need is an instructor for the program. This would be a great way to bring the elderly and youth together. Also, any other programs that the CHA will be offering to the children should be advertised to the residents. We would like the Resident and Supportive Service department to talk at our June meeting about youth activities for the summer.

CHA Response

It is not a problem to have Judith Ortiz, Manager of Resident and Supportive Services, to speak at the next meeting and share summer programs with the Resident Advisory Board. One of CHA's initiatives this summer will be a golf camp in conjunction with First Union Bank for the youth. The registration for the camp will cost only \$5.00 per person. We can also talk about the ceramic program and any other ideas for the youth.

Resident Comment

What does this question mean about the Audit Finding?

CHA Response

In the first plan we submitted to HUD we noted that we did not have any findings in the 1999 Audit. However, we do still have one more outstanding finding. It relates to overdrawing funds that were not approved by HUD. Therefore, we went back to the section under fiscal audit and answered the question as a “yes” instead of a “no”.

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

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

HA Name: CHESTER HOUSING AUTHORITY	Comprehensive Grant Number: PA 26 - P007 - 707	FFY of Grant Approval: 1998
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Original Annual Statement Reserve for Disasters \ Emergencies Revised Annual Statement \ Revision Number__ Performance and Evaluation Report for Program Year Ending _12/31/00__
 Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised 2	Obligated	Expended
1	Total Non-CGP Funds		\$0.00	\$0.00	\$0.00	\$0.00
2	1406	Operations (May not exceed 10% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408	Management Improvements	\$991,902.00	\$1,001,901.80	\$1,001,901.80	\$991,519.99
4	1410	Administration	\$385,000.00	\$500,950.00	\$500,950.00	\$490,838.48
5	1411	Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415	Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430	Architectural & Engineering Fees	\$2,206,376.00	\$1,688,060.25	\$1,688,060.25	\$1,617,171.70
8	1440	Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450	Site Improvement	\$93,624.00	\$133,353.09	\$133,353.09	\$87,697.37
10	1460	Dwelling Structures	\$660,607.00	\$6,219.83	\$6,219.83	\$6,219.83
11	1465.1	Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470	Nondwelling Structures	\$657,000.00	\$0.00	\$0.00	\$0.00
13	1475	Nondwelling Equipment	\$0.00	\$391.55	\$391.55	\$391.55
14	1485	Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490	Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1	Relocation Costs	\$15,000.00	\$1,450.00	\$1,450.00	\$1,450.00
17	1498	Mod Used for Development	\$0.00	\$1,677,182.48	\$1,677,182.48	\$1,036,438.29
18	1502	Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-18)		\$5,009,509.00	\$5,009,509.00	\$5,009,509.00	\$4,231,727.21
20	Amount of line 19 Related to LBP Activities		\$0.00			
21	Amount of line 19 Related to Section 504 Compliance		\$0.00			
22	Amount of line 19 Related to Security		\$677,516.00	\$879,489.95	\$879,489.95	\$869,490.15
23	Amount of line 19 Related to Energy Conservation Measures		\$0.00			

Signature of Executive Director and Date

Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:

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

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 2	Funds Obligated 2	Funds Expended 2	
1406 Operations								
HA Wide	General Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1406		\$0.00	\$0.00	\$0.00	\$0.00	
1408 Management Improvements								
HA Wide	Computer Hardware & Software	1408		\$30,000.00	\$6,542.31	\$6,542.31	\$6,542.31	
	Staff Training	1408		\$20,000.00	\$6,293.41	\$6,293.41	\$5,911.40	
	Security (Public Safety)	1408		\$677,516.00	\$879,489.95	\$879,489.95	\$869,490.15	
	Grant Writer	1408		\$45,000.00	\$21,030.77	\$21,030.77	\$21,030.77	
	Resident Initiative Coord. (Salaries & Fringe)	1408		\$57,260.00	\$14,431.42	\$14,431.42	\$14,431.42	
	Section 3 Coordinator	1408		\$15,000.00	\$0.00	\$0.00	\$0.00	
	One Stop Shop	1408		\$18,900.00	\$19,221.96	\$19,221.96	\$19,221.96	
	Resident Business & Econ. Development	1408		\$25,000.00	\$0.00	\$0.00	\$0.00	
	Computer Training	1408		\$23,226.00	\$13,636.22	\$13,636.22	\$13,636.22	
	Resident Janitorial / Maint. Training	1408		\$40,000.00	\$13,196.52	\$13,196.52	\$13,196.52	
	Community Business Manager	1408		\$40,000.00	\$28,059.24	\$28,059.24	\$28,059.24	
	Sub Total =	1408		\$991,902.00	\$1,001,901.80	\$1,001,901.80	\$991,519.99	
1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410		\$265,000.00	\$262,318.59	\$262,318.59	\$262,318.59	
	Modernization Legal Costs	1410		\$95,000.00	\$234,018.20	\$234,018.20	\$223,906.68	
	Transport., Printing, RFP, Bids	1410		\$25,000.00	\$4,613.21	\$4,613.21	\$4,613.21	
	Sub Total =	1410		\$385,000.00	\$500,950.00	\$500,950.00	\$490,838.48	
1430 Architectural & Engineering Fees								
HA Wide	Receivers Fees	1430		\$800,000.00	\$1,500,519.46	\$1,500,519.46	\$1,497,630.91	
	HRH Construction Mgt. Fees	1430		\$1,106,376.00	\$0.00	\$0.00	\$0.00	
	A/E Fee-Site Improvements (RLB)	1430		\$150,000.00	\$0.00	\$0.00	\$0.00	
	A/E fee-Interior Improvements (CT)	1430		\$150,000.00	\$0.00	\$0.00	\$0.00	
	Architectural fees	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	Legal fees	1430		\$0.00	\$74,136.04	\$74,136.04	\$74,136.04	
	Environmental Consultants	1430		\$0.00	\$12,460.00	\$12,460.00	\$12,460.00	
	Capital Project Management (to 1498)	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	Financial consultants	1430		\$0.00	\$32,944.75	\$32,944.75	\$32,944.75	
Sub Total =	1430		\$2,206,376.00	\$1,620,060.25	\$1,620,060.25	\$1,617,171.70		
1470 Chester Housing Maintenance warehouse								
HA Wide	Security System	1470	1 Bldg	\$30,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1470		\$30,000.00	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Da				

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

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 2	Funds Obligated 2	Funds Expended 2	
1475 Nondwelling Equipment								
HA Wide	Office Furniture & Equipmen	1475		\$0.00	\$391.55	\$391.55	\$391.55	
	Sub Total =	1475		\$0.00	\$391.55	\$391.55	\$391.55	
1498 Mod used for Development								
HA Wide	Mod Used for Developmen	1498		\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1498		\$0.00	\$0.00	\$0.00	\$0.00	
HA WIDE TOTALS				\$3,613,278.00	\$3,123,303.60	\$3,123,303.60	\$3,099,921.72	
1470 Non - Dwelling Construction								
Chatham Estates PA 7 - 1	New Construction of Comm. Cente	1470	1 Bldg.	\$500,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1470		\$500,000.00	\$0.00	\$0.00	\$0.00	
1498 Mod used for Development								
Chatham Estates PA 7 - 1	New Construction of Senior Villag	1498	1 Bldg.	\$0.00	\$425,688.00	\$425,688.00	\$243,496.92	
	Program Management (Abt	1498		\$0.00	\$80,024.40	\$80,024.40	\$80,024.40	
	Architectural/Engin Fees (DCI	1498		\$0.00	\$212,954.78	\$212,954.78	\$99,587.89	
	Demolition (Main Line	1498		\$0.00	\$281,947.00	\$281,947.00	\$20,869.00	
	Sub Total =	1498		\$0.00	\$1,000,614.18	\$1,000,614.18	\$443,978.21	
Chatham Estates PA 7 - 1 TOTALS				\$500,000.00	\$1,000,614.18	\$1,000,614.18	\$443,978.21	
1450 Site Improvements								
William Penn PA 7 - 10	Telephone wiring	1450	160 units	\$0.00	\$14,353.09	\$14,353.09	\$14,353.09	
	Sub Total =	1450		\$0.00	\$14,353.09	\$14,353.09	\$14,353.09	
1460 Dwelling Construction								
William Penn PA 7 - 10	Interior Painting	1460	4 Units	\$0.00	\$6,219.83	\$6,219.83	\$6,219.83	
	Sub Total =	1460		\$0.00	\$6,219.83	\$6,219.83	\$6,219.83	
1495 Relocation								
William Penn PA 7 - 10	Relocation	1495	1 Bldg.	\$0.00	\$810.00	\$810.00	\$810.00	
	Sub Total =	1495		\$0.00	\$810.00	\$810.00	\$810.00	
1498 Mod Used for Development								
William Penn PA 7 - 10	Mod used for Developmen	1498		\$0.00	\$106,471.81	\$106,471.81	\$62,580.48	
	Sub Total =	1498		\$0.00	\$106,471.81	\$106,471.81	\$62,580.48	
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Da				

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

(2) To be completed for the Performance and Evaluation Report

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 2	Funds Obligated 2	Funds Expended 2	
William Penn PA 7 - 10 TOTALS				\$0.00	\$127,854.73	\$127,854.73	\$83,963.40	
1430 Fees & Costs								
Chester Towers I & II	Arch/Engin Fees (RVE)	1430		\$0.00	\$38,000.00	\$38,000.00	\$0.00	
Sub Total =		1430		\$0.00	\$38,000.00	\$38,000.00	\$0.00	
1450 Site Improvements								
Chester Towers I & II	Exterior Lighting	1450		\$63,624.00	\$0.00	\$0.00	\$0.00	
Chester Towers I & II	Walks / Steps / Rails	1450		\$30,000.00	\$0.00	\$0.00	\$0.00	
Sub Total =		1450		\$93,624.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Construction								
Chester Towers I & II	Fire Sprinkler System Upgrade			\$660,607.00	\$0.00	\$0.00	\$0.00	
Sub Total =		1460		\$660,607.00	\$0.00	\$0.00	\$0.00	
Chester Towers I & II PA 7 - 6 TOTALS				\$754,231.00	\$38,000.00	\$38,000.00	\$0.00	
1460 Dwelling Structures								
McCaffery Village PA 7 - 3	Two additional units - RHF	1460		\$0.00	\$0.00	\$0.00	\$0.00	
Sub Total =		1460		\$0.00	\$0.00	\$0.00	\$0.00	
1495.1 Relocation								
McCaffery Village PA 7 - 3	Relocation of Residents	1495.1	1 unit	\$15,000.00	\$640.00	\$640.00	\$640.00	
Sub Total =		1495.1		\$15,000.00	\$640.00	\$640.00	\$640.00	
1498 Mod Used for Development								
McCaffery Village PA 7 - 3	Mod Used for Development	1498		\$0.00	\$14,365.37	\$14,365.37	\$0.00	
Sub Total =		1498		\$0.00	\$14,365.37	\$14,365.37	\$0.00	
McCaffery Village PA 7 - 3 Totals				\$15,000.00	\$15,005.37	\$15,005.37	\$640.00	
1430 Fees & Costs								
Ruth Bennett PA 7 - 11	Arch/Engin Fees (RVE)	1430		\$0.00	\$30,000.00	\$30,000.00	\$0.00	
Sub Total =		1430		\$0.00	\$30,000.00	\$30,000.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Director				

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

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 2	Funds Obligated 2	Funds Expended 2	
1450 Site Improvement								
Ruth Bennett	Tie into city storm sewer:	1450	Sitewide	\$0.00	\$25,000.00	\$25,000.00	\$0.00	
	Landscaping & Drainage improvement	1450	Sitewide	\$0.00	\$94,000.00	\$94,000.00	\$73,344.28	
PA 7 - 11		1450		\$0.00	\$119,000.00	\$119,000.00	\$73,344.28	
1460 Dwelling Construction								
Ruth L. Bennett	Weather proofing doors (260 doors)	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Sidewalk installator	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Window sashes	1460	269	\$0.00	\$0.00	\$0.00	\$0.00	
	Soil remova	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Kitchen walls	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Concrete- rear porches	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Drywall	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Tile flooring, treads, riser:	1460	269	\$0.00	\$0.00	\$0.00	\$0.00	
	Glass, storm door repair & clean-u	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Legal Settlement (Stong)	1460		\$0.00	\$0.00	\$0.00	\$0.00	
PA 7 - 11	All moved to 1498							
	Sub Total =	1460		\$0.00	\$0.00	\$0.00	\$0.00	
1498 Mod Used for Development								
Ruth L. Bennett	Mod used for Developmen	1498		\$0.00	\$530,731.12	\$530,731.12	\$529,879.60	
	Legal Settlement (Stong)	1498		\$0.00	\$25,000.00	\$25,000.00	\$0.00	
PA 7 - 11	Sub Total =	1498		\$0.00	\$555,731.12	\$555,731.12	\$529,879.60	
Ruth L. Bennett PA 7-11 Totals				\$0.00	\$704,731.12	\$704,731.12	\$603,223.88	
1470 Non - Dwelling Construction								
Administratio Bldg.	HVAC System Upgrade	1470	1 Bldg	\$84,000.00	\$0.00	\$0.00	\$0.00	
	Window Repair & Replacemen	1470	1 Bldg	\$43,000.00	\$0.00	\$0.00	\$0.00	
		1470		\$127,000.00	\$0.00	\$0.00	\$0.00	
Administration Building Totals				\$127,000.00	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Da:				

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

Development Number \ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1406 Operations							
HA Wide	3/31/00	3/31/00		9/30/01	9/30/01		
1408 Management Improvements							
HA Wide	3/31/00	3/31/00		9/30/01	9/30/01		
1430 Architectural & Engineering Fees							
HA Wide	3/31/00	3/31/00		9/30/01	9/30/01		
1470 Nondwelling Construction							
HA Wide	3/31/00	3/31/00		9/30/01	9/30/01		
1475 Nondwelling Equipment							
HA Wide	3/31/00	3/31/00		9/30/01	9/30/01		
1470 Chatham - Non Dwelling Structure							
PA 7 - 1	3/31/00	3/31/00		9/30/01	9/30/01		
1498 Chatham- Mod used for Development							
PA 7 - 1	3/31/00	3/31/00		9/30/01	9/30/01		
1450 Wm Penn - Site Improvements							
PA 7 - 10	3/31/00	3/31/00		9/30/01	9/30/01		
1460 Wm Penn - Dwelling Structures							
PA 7 - 10	3/31/00	3/31/00		9/30/01	9/30/01		
1495 Wm Penn - Relocation							
PA 7 - 10	3/31/00	3/31/00		9/30/01	9/30/01		
1498 Wm Penn - Mod Used for Development							
PA 7 - 10	3/31/00	3/31/00		9/30/01	9/30/01		
1460 McCaffery Village - Dwelling Structures							
PA 7 - 3	3/31/00	3/31/00		9/30/01	9/30/01		
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

(2) To be completed for the Performance and Evaluation Report

Development Number \ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1495 McCaffery - Relocation							
PA 7 - 3	3/31/00	3/31/00		9/30/01	9/30/01		
1498 McCaffery - Mod Used for Development							
PA 7-3	3/31/00	3/31/00		9/30/01	9/30/01		
1430 Bennett - Fees & Costs							
PA 7 - 11	3/31/00	3/31/00		9/30/01	9/30/01		
1450 Bennett - Site Improvements							
PA 7 - 11	3/31/00	3/31/00		9/30/01	9/30/01		
1460 Bennett - Dwelling Structures							
PA 7 - 11	3/31/00	3/31/00		9/30/01	9/30/01		
1498 Bennett - Mod Used for Development							
PA 7 - 11	3/31/00	3/31/00		9/30/01	9/30/01		
1430 Fees & Costs - Chester Towers							
PA 7 - 6	3/31/00	3/31/00		9/30/01	9/30/01		
1450 Site Improvements - Chester Towers							
PA 7 - 6	3/31/00	3/31/00		9/30/01	9/30/01		
1460 Dwelling construction - Chester Towers							
PA 7 - 6	3/31/00	3/31/00		9/30/01	9/30/01		
1470 Non - Dwelling Construction							
Admin Bldg	3/31/00	3/31/00		9/30/01	9/30/01		
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Chester Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P007501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	277,733.40			
4	1410 Administration	138,866.70			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	865,606.40			
8	1440 Site Acquisition				
9	1450 Site Improvement	86,460.50			
10	1460 Dwelling Structures	10,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	10,000.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,388,667.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	277,733.40			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Chester Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P007501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Security	1408	1		277,733.40			
HA-Wide	Modernization Staff Salaries	1410	1		138,866.70			
HA-Wide	Receiver's Fees	1430	1		779,606.40			
HA-Wide	Indefinite Quantity A & E Services	1430	1		50,000.00			
HA-Wide	Financial Consultants	1430	1		36,000.00			
PA-7-11								
Ruth Bennett	Phase III-Stormwater Drainage	1450	67 Units		86,460.50			
PA-7-6								
Chester Towers	Kitchen Appliances/Cabinets	1460	20 Units		10,000.00			
HA-Wide	Contingencies	1502			10,000.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Chester Housing Authority		Grant Type and Number Capital Fund Program No: PA26P007501-01 Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PA-007-PHA Wide 1408 – Management Improvements	03/31/03			09/30/04				
PA-007-PHA Wide 1410 – Administration	12/31/02			03/31/03				
PA-007-PHA Wide 1430 – Fees and Costs	12/31/02			03/31/03				
PA-007-011 Ruth Bennett 1450 – Phase III-Stormwater Drainage	09/30/02			09/30/03				
PA-007-06 Chester Towers Kitchen Appliances/Cabinets	03/31/03			09/30/04				
PA-007 PHA Wide Contingency	03/31/03			09/30/04				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Chester Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan CFP2001 <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2006
	Annual Statement				
HA Wide - 1408		277,733.40	277,733.40	277,733.40	277,733.40
HA Wide -1410		138,866.70	138,866.70	138,866.70	138,866.70
HA Wide -1430		840,000.00	760,000.00	150,000.00	150,000.00
PA26-007-006					
Chester Towers - 1460		50,000.00	50,000.00	450,000.00	450,000.00
PA26-007-010					
William Penn - 1450		25,000.00	25,000.00	25,000.00	25,000.00
PA26-007-011					
Matopos Hills - 1450		50,000.00	125,000.00	335,000.00	335,000.00
HA Wide – 1502		7,066.90	12,066.90	12,066.90	12,066.90
TOTAL		1,388,667.00	1,388,667.00	1,388,667.00	1,388,667.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2002 PHA FY: 2003			Activities for Year: 3 FFY Grant: 2003 PHA FY: 2004		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PA7 HA Wide	Security	272,733.40	PA7 HA Wide	Security	272,733.40
		Staff Training	5,000.00		Software	5,000.00
	Sub Total		277,733.40			277,733.40
	PA7 HA Wide	Mod Staff Salaries	128,866.70	PA7 HA Wide	Mod Staff Salaries	128,866.70
		Legal Fees	10,000.00		Bid Preparation	10,000.00
	Sub Total		138,866.70			138,866.70
	PA7 HA Wide	Receiver's Fee	720,000.00	PA7 HA Wide	Receiver's Fee	640,000.00
		Indef. Qty A/E	75,000.00		Indef. Qty A/E	75,000.00
		Financial Consult.	40,000.00		Financial Consult.	45,000.00
	Sub Total		840,000.00			760,000.00
	PA7-6 Chester Towers	Upgrade Electrical	50,000.00	PA7-6 Chester Towers	Upgrade Plumbing	50,000.00
	Sub Total		50,000.00			50,000.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2004 PHA FY: 2005			Activities for Year: 5 FFY Grant: 2005 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PA7-HA Wide	Security	272,733.40	PA7-HA Wide	Security	272,733.40
		Staff Training	5,000.00		Software	5,000.00
	Sub Total		277,733.40			277,733.40
	PA7 HA Wide	Mod Staff Salaries	128,866.70	PA7 HA Wide	Mod Staff Salaries	128,866.70
		Legal Fees	10,000.00		Bid Preparation	10,000.00
	Sub Total		138,866.70			138,866.70
	PA7 HA Wide	Indef. Qty A/E	100,000.00	PA7 HA Wide	Indef. Qty A/E	100,000.00
		Financial Consult.	50,000.00		Financial Consult.	50,000.00
	Sub Total		150,000.00			150,000.00
	PA7-6 Chester Towers	Fire Sprinkler System	400,000.00	PA7-6 Chester Towers	Fire Sprinkler System	400,000.00
		Upgrade Common Areas	50,000.00		Unit Conversions	50,000.00
	Sub Total		450,000.00			450,000.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Chester Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R007501-01	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	2,632,790.00			
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,632,790.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

1406	Operations
	General Operations
1406	Totals
	(Over)/Under Budget
	Percentage of total budget
	Percentage of budget for this line item obligated
	Amount of budget for this line item not obligated/(over) budgeted amt

1408	Management Improvements
	Management Improvements
	Public Safety Salaries & Fringe
	Salaries 11/12/99
	Fringe 11/12/99
	Salaries 11/24/99
	Fringe 11/24/99
	Salaries 12/10/99
	Fringe 12/10/99
	Salaries 12/23/99
	Fringe 12/23/99

Salaries 01/07/00
Fringe 01/07/00
Salaries 01/21/00
Fringe 01/21/00
Salaries 02/04/00
Fringe 02/04/00
Salaries 02/18/00
Fringe 02/18/00
Salaries 03/03/00
Fringe 03/03/00
Salaries 03/17/00
Fringe 03/17/00
Salaries 03/31/00
Fringe 03/31/00
JV for 3/31 P&E reports
Salaries 04/14/00
Fringe 04/14/00
Salaries 04/28/00
Fringe 04/28/00
Salaries 05/12/00
Fringe 05/12/00
Salaries 05/26/00
Fringe 05/26/00
Salaries 06/09/00
Fringe 06/09/00
Salaries 06/23/00
Fringe 06/23/00
Salaries 07/07/00
Fringe 07/07/00
Salaries 07/14/00
Fringe 07/14/00
Salaries 07/29/00
Fringe 07/29/00
Salaries 08/12/00
Fringe 08/12/00
Salaries 08/26/00
Fringe 08/26/00
Salaries 09/09/00
Fringe 09/09/00
Salaries 09/23/00
Fringe 09/23/00
Salaries 10/13/00
Fringe 10/13/00
Salaries 10/27/00
Fringe 10/27/00
Salaries 11/04/00
Fringe 11/04/00
Salaries 11/22/00
Fringe 11/22/00
Reclass (Moved to CFP 2000)
Reclass (Moved to CFP 2000)

Careers USA -

Grant Writer

Computer Hardware & Software

Memory Lane Systems

Micron

Staples

Global Computer Supplies

A.M. Best

Staff Training

Lorman educational

Resident Initiative Coordinator

One Stop Shop

Resident Business - Revolving Loan

Resident Janitorial and Maintenance

	Community Business Manager
	Frederick Schlossman - 11/12/99
	Frederick Schlossman - 11/24/99
	Resident Services Staff
	Resident Services Staff - Michael Wolk 11/12/99
	Resident Services Staff - Michael Wolk 11/24/99
	Development SOPS
	NFC Inc
1408	Totals
	(Over)/Under Budget
	Percentage of total budget
	Percentage of budget for this line item obligated
	Amount of budget for this line item not obligated/(over) budgeted amt

1410	Administration
	Modernization & Adminstrative Support Staff
	Salaries 11/12/99
	Fringe 11/12/99
	Salaries 11/24/99
	Fringe 11/24/99
	Salaries 12/10/99
	Fringe 12/10/99
	Salaries 12/23/99
	Fringe 12/23/99
	Anita Carter final check
	Salaries 01/07/00
	Fringe 01/07/00
	Salaries 01/21/00
	Fringe 01/21/00
	Salaries 02/04/00

	Training repayment (S. Sterling)
	RECLASS OTHER INCOME
	GRANT ADJUSTMENT (B.GOOBY)
	Modernization Legal Costs
	Jacoby & Donner - William Penn Homes (VOID)
	Jacoby & Donner - William Penn Homes
	Jacoby & Donner - C&C
	Kyriazis & Associates - HA wide
	Duane, Morris & Heckscher
	Reclass Duane, Morris & Heckscher #12939 - 12/9/99
	Duane, Morris & Heckscher
	Reclass Duane, Morris & Heckscher #12939 - 12/9/99
	Duane, Morris & Heckscher (refund & other)
	Caplan & Luber
	Bickerman Dispute Resolution
	Wolf, Block, Schorr and Solls-Cohen LLP
	Reclass Wolf, Block, Schorr and Solls-Cohen LLP #13034 - 12/15/99 - JE
	Wolf, Block, Schorr and Solls-Cohen LLP - Police Power to Arrest
	Reclass Wolf, Block, Schorr and Solls-Cohen LLP #13070 - 12/15/99 - JE
	Postner & Rubin - William Penn mediation - C&C
	Capital Project Management - From CGP 98
	Heller, Blosky & Dabagian
	Jacoby & Donner - William Penn Homes
	Reclass (Moved to CFP 2000)
	Transportation, Printing, RFP, & Bids
	Ridgeway's - prints - Towers I & II roofing - RFP
	Ridgeway's - prints - RLB - Storm/water drainage
	Ridgeway's - prints - Chatham
	Ridgeway's - prints - Scat Sites, Wm Penn, Towers
	Phila Newspapers
	Phila Tribune
	The News Journal
	Dun & Bradstreet
1410	Totals
	(Over)/Under Budget
	Percentage of total budget
	Percentage of budget for this line item obligated
	Amount of budget for this line item not obligated/(over) budgeted amt

Amount of budget for this line item not obligated/(over) budgeted amt

1495

Relocation

Relocation

1498

Totals

(Over)/Under Budget

Percentage of total budget

Percentage of budget for this line item obligated

Amount of budget for this line item not obligated/(over) budgeted amt

1498

Mod used for Development

Mod used for Development

Remediation - Some off-site acquisitions

Demolition, construction, rentals, homeownership and recreational facilities

Demolition- Mercer

	Demolition
	Demolition of building #112
	Del San - Asbestos removal - Bldg #112
1485	Totals
	(Over)/Under Budget
	Percentage of total budget
	Percentage of budget for this line item obligated
	Amount of budget for this line item not obligated/(over) budgeted amt

1450	Site Improvements
	Site Improvements
	Resurface parking lots
	Exterior lights
	walks.steps/ rails
1450	Totals
	(Over)/Under Budget
	Percentage of total budget
	Percentage of budget for this line item obligated

Amount of budget for this line item not obligated/(over) budgeted amt

1460

Dwelling Structures

Dwelling Structures

- Fire alarm system upgrade
- Heating system control repair
- New locks for all apartments
- Roof antenna for television
- Other building improvements - Must be more specific
- Kitchen Cabinets - 150 units
- Tile Floor Replacements-Lobbies & Residential hallways
- Lighting Upgrades-Lobbies & Residential hallways
- Ceiling Upgrades-Lobbies & Residential hallways
- Painting interior-Lobbies & Residential hallways
- Upgrade elevator cabs
- Sprinkler system upgrade
- roof replacement
- hot water heater
- Asbestos encapsulation
- Air conditioning in lobbies
- Force account payroll

1460

Totals

(Over)/Under Budget

Percentage of total budget

Percentage of budget for this line item obligated

Amount of budget for this line item not obligated/(over) budgeted amt

1465	Dwelling Equipment
	Dwelling Equipment
	Gas stove replacements
	Frost-free refrigerators
	Replace air conditioning in lobbies
1465	Totals
	(Over)/Under Budget
	Percentage of total budget
	Percentage of budget for this line item obligated
	Amount of budget for this line item not obligated/(over) budgeted amt

1470	Non-Dwelling Equipment
	Non-Dwelling Equipment
	HVAC system upgrade & window replacement
	Asbestos tile abatement
1470	Totals
	(Over)/Under Budget
	Percentage of total budget
	Percentage of budget for this line item obligated
	Amount of budget for this line item not obligated/(over) budgeted amt

	\$	26,794.20	\$	26,794.20	\$0.00
	\$	7,787.58	\$	7,787.58	\$0.00
	\$	28,110.16	\$	28,110.16	\$0.00
	\$	8,052.66	\$	8,052.66	\$0.00
	\$	28,974.87	\$	28,974.87	\$0.00
	\$	8,021.62	\$	8,021.62	\$0.00
	\$	25,645.14	\$	25,645.14	\$0.00
	\$	6,991.18	\$	6,991.18	\$0.00
	\$	26,616.39	\$	26,616.39	\$0.00
	\$	7,313.04	\$	7,313.04	\$0.00
	\$	27,664.62	\$	27,664.62	\$0.00
	\$	7,971.08	\$	7,971.08	\$0.00
	\$	27,914.92	\$	27,914.92	\$0.00
	\$	7,971.08	\$	7,971.08	\$0.00
	\$	(159,573.46)	\$	(159,573.46)	\$0.00
	\$	27,395.57	\$	27,395.57	\$0.00
	\$	7,905.80	\$	7,905.80	\$0.00
	\$	28,765.99	\$	28,765.99	\$0.00
	\$	8,227.09	\$	8,227.09	\$0.00
	\$	26,908.13	\$	26,908.13	\$0.00
	\$	7,808.97	\$	7,808.97	\$0.00
	\$	27,574.73	\$	27,574.73	\$0.00
	\$	8,050.03	\$	8,050.03	\$0.00
	\$	43,423.70	\$	43,423.70	\$0.00
	\$	9,911.05	\$	9,911.05	\$0.00
	\$	27,891.26	\$	27,891.26	\$0.00
	\$	7,499.51	\$	7,499.51	\$0.00
	\$	24,754.84	\$	24,754.84	\$0.00
	\$	7,573.85	\$	7,573.85	\$0.00
	\$	26,521.83	\$	26,521.83	\$0.00
	\$	7,724.39	\$	7,724.39	\$0.00
	\$	26,871.43	\$	26,871.43	\$0.00
	\$	7,718.00	\$	7,718.00	\$0.00
	\$	25,637.91	\$	25,637.91	\$0.00
	\$	7,346.01	\$	7,346.01	\$0.00
	\$	25,746.33	\$	25,746.33	\$0.00
	\$	7,421.40	\$	7,421.40	\$0.00
	\$	31,867.74	\$	31,867.74	\$0.00
	\$	9,305.62	\$	9,305.62	\$0.00
	\$	27,680.95	\$	27,680.95	\$0.00
	\$	7,982.07	\$	7,982.07	\$0.00
	\$	26,104.70	\$	26,104.70	\$0.00
	\$	7,493.31	\$	7,493.31	\$0.00
	\$	27,679.47	\$	27,679.47	\$0.00
	\$	7,959.67	\$	7,959.67	\$0.00
	\$	25,269.84	\$	25,269.84	\$0.00
	\$	7,234.30	\$	7,234.30	\$0.00
	\$	27,370.24	\$	27,370.24	\$0.00
	\$	7,999.01	\$	7,999.01	\$0.00
	\$	(41,446.14)	\$	(41,446.14)	\$0.00
	\$	(248,114.65)	\$	(248,114.65)	\$0.00
					\$0.00

				\$0.00
	\$ (785.68)	\$ (785.68)		\$0.00
	\$ (525.00)	\$ (525.00)		\$0.00
	\$ (2,902.83)	\$ (2,902.83)		\$0.00
				\$0.00
\$ 87,950.00	\$ 180,380.52	\$ 151,419.16		\$28,961.36
	\$ 11,614.95	\$ 11,614.95		\$0.00
	\$ 2,876.31	\$ 2,876.31		\$0.00
	\$ 22,803.95	\$ 18,846.18		\$3,957.77
	\$ 15,230.04	\$ 15,230.04		\$0.00
	\$ 162.55			\$162.55
	(\$162.55)			(\$162.55)
	\$ 1,945.40			\$1,945.40
	(\$1,945.40)			(\$1,945.40)
	\$663.53	(\$2,172.10)		\$2,835.63
	\$ 18,077.50	\$ 18,077.50		\$0.00
	\$ 34,090.00	\$ 31,949.00		\$2,141.00
	\$ 28,657.99	\$ 26,857.93		\$1,800.06
	\$ 27,029.24	\$ 15,879.67		\$11,149.57
	\$ 2,000.00	\$ 5,067.62		(\$3,067.62)
	\$ 4,802.02			\$4,802.02
	(\$4,802.02)			(\$4,802.02)
	\$ 4,645.00			\$4,645.00
	(\$4,645.00)			(\$4,645.00)
	\$ 11,863.05	\$ 11,863.05		\$0.00
	\$ 45,474.30	\$ 35,682.80		\$9,791.50
	\$ 2,922.00	\$ 2,922.00		\$0.00
	\$ 4,052.20	\$ 3,698.75		\$353.45
	\$ (46,974.54)	\$ (46,974.54)		\$0.00
\$ 12,500.00	\$ 19,736.35	\$ 20,746.21	\$	(1,009.86)
	\$ 427.56	\$ 427.56		\$0.00
	\$ 230.25	\$ 230.25		\$0.00
	\$ 2,719.06	\$ 2,719.06		\$0.00
	\$ 2,871.45	\$ 2,945.43		(\$73.98)
	\$ 7,468.10	\$ 8,177.00		(\$708.90)
	\$ 2,752.37	\$ 2,999.51		(\$247.14)
	\$ 3,178.56	\$ 3,158.40		\$20.16
	\$ 89.00	\$ 89.00		\$0.00
\$463,712.00	\$ 487,855.85	\$ 459,904.35		\$55,903.00
		(\$96,642.35)		
		10.14%		
	105.21%			
	(\$24,143.85)			

Line Item Budget Amount

\$472,316.78

Budget Amount	Obligated Amount	Expended	Expenditures (Over)/Under Amount Obligated
\$ 472,316.78	\$ 212,156.70	\$ 185,060.49	\$ 27,096.21
\$ 80,906.78	\$ 80,906.78	\$ 58,873.58	\$ 22,033.20
	\$ 5,371.45	\$ 5,371.45	\$ 0.00
\$ -	\$ -		\$ 0.00
\$ -	\$ -		\$ 0.00
	\$ 3,245.14	\$ 3,245.14	\$ 0.00
\$ 172,910.00	\$ 4,802.02	\$ 4,802.02	\$ 0.00
9 - JE	\$ 4,645.00	\$ 4,645.00	\$ 0.00
	\$ 1,589.51		\$ 1,589.51
	\$ 162.55	\$ 162.55	\$ 0.00
\$ 12,500.00	\$ 1,945.40	\$ 1,945.40	\$ 0.00
	\$ 3,469.99	\$ 3,469.99	
\$ 150,000.00	\$ 23,616.07	\$ 21,162.57	\$ 2,453.50
	\$ 8,092.92	\$ 8,092.92	
	\$ 8,356.87	\$ 8,221.87	
	\$ 50,068.00	\$ 50,068.00	\$ 0.00
\$ 56,000.00	\$ 15,885.00	\$ 15,000.00	\$ 885.00
\$ 472,316.78	\$ 212,156.70	\$ 185,060.49	\$ 26,961.21
		\$ 287,256.29	
		4.08%	
	44.92%		
	\$ 260,160.08		

Line Item Budget Amount
\$30,000.00

Budget Amount	Obligated Amount	Expended	Expenditures (Over)/Under Amount Obligated
\$30,000.00	\$0.00	\$0.00	\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
\$30,000.00	\$0.00	\$0.00	\$0.00
		\$30,000.00	
		#DIV/0!	
	0.00%		
	\$30,000.00		

\$	29,315.00	\$	-	\$0.00	\$0.00
				\$29,315.00	
				0.00%	
			0.00%		
			\$29,315.00		

Ruth L. Bennett

Line Item Budget Amount				
\$421,515.65				
Budget Amount	Obligated Amount	Expended	Expenditures (Over)/Under Amount Obligated	
\$ 421,515.65	\$ 247,827.39	\$247,827.39	\$0.00	
\$ 288,000.00	\$ 239,311.71	\$ 239,311.71	\$0.00	
\$ 8,515.65	\$ 8,515.68	\$ 8,515.68	\$0.00	
\$ 125,000.00			\$0.00	
			\$0.00	
			\$0.00	
			\$0.00	
			\$0.00	
			\$0.00	
			\$0.00	
			\$0.00	
\$ 421,515.65	\$ 247,827.39	\$247,827.39	\$0.00	
		\$173,688.26		
		5.47%		
	58.79%			
	\$173,688.26			

Ruth L. Bennett

Line Item Budget Amount	
\$53,000.00	
Expenditures	

Budget Amount	Obligated Amount	Expended	(Over)/Under Amount Obligated
\$53,000.00	\$ 4,000.00	\$0.00	\$4,000.00
\$ 49,000.00			\$0.00
\$ 4,000.00	\$ 4,000.00		\$4,000.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
\$ 53,000.00	\$ 4,000.00	\$0.00	\$4,000.00
		\$53,000.00	
		0.00%	
	7.55%		
	\$49,000.00		

Chester Towers

Line Item Budget Amount			
\$194,000.00			
Budget Amount	Obligated Amount	Expended	Expenditures (Over)/Under Amount Obligated
\$ 194,000.00	\$ 64,540.23	\$64,540.23	\$0.00
			\$ -
			\$ -
\$ 194,000.00	\$ 64,540.23	\$ 64,540.23	\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$0.00
			\$0.00
			\$0.00
			\$0.00
\$ 194,000.00	\$ 64,540.23	\$ 64,540.23	\$ -
		\$129,459.77	
		1.42%	
	33.27%		

\$129,459.77

Chester Towers

Line Item Budget Amount			
\$875,656.15			
Budget Amount	Obligated Amount	Expended	Expenditures (Over)/Under Amount Obligated
\$ 875,656.15	\$ 48,830.77	\$48,830.77	\$0.00
			\$0.00
\$ 75,000.00			\$0.00
\$ 70,000.00			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
\$ 35,000.00	\$ 48,708.77	\$ 48,708.77	\$0.00
\$ 200,000.00			\$0.00
			\$0.00
\$ 200,000.00	\$ 122.00	\$ 122.00	\$0.00
			\$0.00
\$ 250,656.15			
\$ 45,000.00			
			\$0.00
			\$0.00
\$ 875,656.15	\$ 48,830.77	\$ 48,830.77	\$ -
		\$826,825.38	
		1.08%	
	5.58%		
	\$826,825.38		

Chester Towers

\$4,533,831.51

Budget Amount	Obligated Amount	Expended	Expenditures (Over)/Under Amount Obligated
\$ 4,585,211.51	\$ 2,105,342.12	\$ 1,803,653.36	\$ 301,688.76
\$ -	\$ -	\$ -	\$0.00
\$ 889,343.00	\$ 605,210.18	\$ 598,864.18	\$6,346.00
\$ 463,712.00	\$ 487,855.85	\$ 459,904.35	\$27,951.50
\$ 472,316.78	\$ 212,156.70	\$ 185,060.49	\$27,096.21
\$30,000.00	\$0.00	\$0.00	\$0.00
\$ 7,020.00	\$ -	\$ -	\$0.00
\$ 1,134,972.93	\$ 434,921.00	\$ 198,625.95	\$236,295.05
\$ 14,360.00	\$ -	\$ -	\$0.00
\$ 29,315.00	\$ -	\$ -	\$0.00
\$ 421,515.65	\$ 247,827.39	\$ 247,827.39	\$0.00
\$ 53,000.00	\$ 4,000.00	\$ -	\$4,000.00
\$ 194,000.00	\$ 64,540.23	\$ 64,540.23	\$0.00
\$ 875,656.15	\$ 48,830.77	\$ 48,830.77	\$0.00
\$ -	\$ -	\$ -	\$0.00
			\$0.00
\$ 4,585,211.51	\$ 2,105,342.12	\$ 1,803,653.36	\$ 301,688.76
		\$2,781,558.15	
		39.34%	
	45.92%		
	\$2,479,869.39		

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

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

HA Name: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA 26 - P007 - 708		FFY of Grant Approval: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters \ Emergencies <input type="checkbox"/> Revised Annual Statement \ Revision Number ___ <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/00 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revised 2	Obligated	Expended
1	Total Non-CGP Funds		\$0.00	\$0.00	\$0.00	\$0.00
2	1406	Operations (May not exceed 10% of line 1	\$0.00	\$0.00	\$0.00	\$0.00
3	1408	Management Improvements	\$ 926,259.00	\$ 889,343.00	\$605,210.18	\$598,864.18
4	1410	Administration	\$ 463,712.00	\$ 463,712.00	\$487,855.85	\$459,904.35
5	1411	Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415	Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430	Architectural & Engineering Fees	\$ 890,000.00	\$ 472,316.78	\$ 212,156.70	\$185,060.49
8	1440	Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450	Site Improvement	\$ 162,500.00	\$ 615,515.65	\$312,367.62	\$312,367.62
10	1460	Dwelling Structures	\$ 537,185.00	\$ 871,656.15	\$48,830.77	\$48,830.77
11	1465.1	Dwelling Equipment - Nonexpendable	\$ 245,000.00	\$ -	\$0.00	\$0.00
12	1470	Nondwelling Structures	\$0.00	\$17,020.00	\$7,020.00	\$7,020.00
13	1475	Nondwelling Equipment	\$0.00	\$69,500.00	\$0.00	\$0.00
14	1485	Demolition	\$ 70,000.00	\$ 57,000.00	\$4,000.00	\$0.00
15	1490	Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1	Relocation Costs	\$0.00	\$14,360.00	\$0.00	\$0.00
17	1498	Mod Used for Development	\$ 1,342,465.00	\$ 1,166,697.42	\$ 434,921.00	\$198,625.95
18	1502	Contingency (may not exceed 8% of line 1	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-18)		\$4,637,121.00	\$4,637,121.00	\$2,112,362.12	\$1,810,673.36
20	Amount of line 19 Related to LBP Activities					
21	Amount of line 19 Related to Section 504 Compliance					
22	Amount of line 19 Related to Security		\$702,359.00	\$ 692,343.00	\$ 558,294.51	\$ 558,294.51
23	Amount of line 19 Related to Energy Conservation					
Signature of Executive Director and Date			Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 2	Funds Obligated 2	Funds Expended 2	
1406 Operations								
HA Wide	General Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1406		\$0.00	\$0.00	\$0.00	\$0.00	
1408 Management Improvements								
HA Wide	Computer Hardware and Software	1408		\$ 30,000.00	\$77,000.00	\$ 7,105.65	\$ 1,197.65	
	Staff Training	1408		\$ 10,000.00	\$10,000.00	\$438.00	\$0.00	
	Security (Public Safety)	1408		\$ 702,359.00	\$692,343.00	\$558,294.51	\$558,294.51	
	Grant Writer	1408		\$ 45,000.00	\$0.00	\$0.00	\$0.00	
	Resident Services Staff	1408		\$ 25,000.00	\$25,000.00	\$1,836.06	\$1,836.06	
	One Stop Shop	1408		\$ 18,900.00	\$0.00	\$0.00	\$0.00	
	Resident Business - Revolving Loan	1408		\$ 10,000.00	\$0.00	\$0.00	\$0.00	
	Development SOPS (NFC)	1408		\$ 45,000.00	\$45,000.00	\$33,864.00	\$33,864.00	
	Community Business Manager	1408		\$ 40,000.00	\$40,000.00	\$3,671.96	\$3,671.96	
	Sub Total =	1408		\$ 926,259.00	\$ 889,343.00	\$ 605,210.18	\$ 598,864.18	
1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410		\$ 363,262.00	\$363,262.00	\$287,738.98	\$287,738.98	
	Modernization Legal Costs	1410		\$ 75,450.00	\$87,950.00	\$180,380.52	\$151,419.16	
	Transport., Printing, RFP, Bids	1410		\$ 25,000.00	\$12,500.00	\$19,736.35	\$20,746.21	
	Sub Total =	1410		\$463,712.00	\$463,712.00	\$487,855.85	\$459,904.35	
1430 Architectural & Engineering Fees								
HA Wide	Receivers Fees	1430		\$780,000.00	\$80,906.78	\$ 86,278.23	\$ 64,245.03	
	Site Improvements-Bennett, Towers	1430		\$50,000.00	\$0.00	\$0.00	\$0.00	
	Unit conversions at Towers I & II	1430		\$60,000.00	\$0.00	\$0.00	\$0.00	
	Indefinite Quantity A/E	1430		\$0.00	\$100,000.00	\$ 8,356.87	\$ 8,221.87	
	Remington and Vernick Engineers Inspection Services	1430		\$0.00	\$50,000.00	\$ 23,616.07	\$ 21,162.57	
	Financial Consultants	1430		\$0.00	\$56,000.00	\$ 15,885.00	\$ 15,000.00	
	Other Consultants	1430		\$0.00	\$ 172,910.00	\$ 86,113.45	\$ 84,523.94	
	Bid Document Preparation	1430		\$0.00	\$ 12,500.00	\$ -	\$ -	
	Sub Total =	1430		\$890,000.00	\$472,316.78	\$220,249.62	\$193,153.41	
1470 Non-dwelling structures								
HA Wide	Security system	1470	1 Bldg	\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1470		\$0.00	\$0.00	\$0.00	\$0.00	
1475 Non-dwelling Equipment								
HA Wide	Office furniture Mod Dept. Plans Files)	1475		\$0.00	\$2,500.00	\$0.00	\$0.00	
	Computer hardware	1475		\$0.00	\$67,000.00	\$0.00	\$0.00	
	Sub Total =	1475		\$0.00	\$69,500.00	\$0.00	\$0.00	
HA WIDE TOTALS				\$2,279,971.00	\$1,894,871.78	\$1,313,315.65	\$1,251,921.94	
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:				

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

form HUD - 52837 (10/96)
 ref Handbook 7485.3

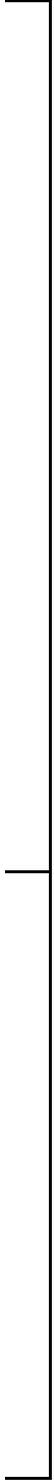
Annual Statement \ Performance and Evaluation Report
 Comprehensive Grant Program (CGP)

Part II: Supporting Pages

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

OMB Approval No. 2577-0157 (exp 7/31/98)

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 2	Funds Obligated 2	Funds Expended 2	
1498 Mod used for development								
Chatham Estates PA 7 - 1	Senior Village Construction (To 707)	1498		\$425,688.00	\$0.00	\$0.00	\$0.00	
	Community Center Demolition	1498		\$134,491.00	\$0.00	\$0.00	\$0.00	
	Construction - Family Housing	1498	110 units	\$300,430.00	\$300,430.00	\$300,430.00	\$0.00	
	Arch/Engin Fees (DCI)	1498		\$0.00	\$254,542.93	\$0.00	\$0.00	
	Construction Management (BFZ)	1498		\$0.00	\$580,000.00	\$580,000.00	\$198,625.95	
Sub Total =		1498		\$860,609.00	\$1,134,972.93	\$880,430.00	\$198,625.95	
Chatham Estates PA 7 - 1 TOTALS				\$ 860,609.00	\$1,134,972.93	\$880,430.00	\$198,625.95	
1470 Non-Dwelling Structures								
Penn PA 7 - 2	Emergency Lighting- Comm Center	1470	1 Bldg	\$0.00	\$ 5,000.00	\$ -	\$ -	
	Sub Total =		1470		\$0.00	\$5,000.00	\$0.00	\$0.00
1498 Mod used for Development								
Penn PA 7 - 2	Mod used for Development	1498		\$0.00	\$ 2,409.49	\$ -	\$ -	
	Sub Total =		1498		\$0.00	\$2,409.49	\$0.00	\$0.00
William Penn PA 7 - 2 TOTALS				\$0.00	\$7,409.49	\$0.00	\$0.00	
1495.1 Relocation								
McCaffery Village PA 7 - 3	Relocations of residents	1495		\$0.00	\$14,360.00	\$0.00	\$0.00	
	Sub Total =		1495		\$0.00	\$14,360.00	\$0.00	\$0.00
1498 Mod used for development								
McCaffery Village PA 7 - 3	Remediation - Some off-site acquisition (to RHF)	1498			\$0.00	\$0.00	\$0.00	
	Demolition (Mercer Wrecking)	1498	350 units	\$231,856.00	\$29,315.00	\$0.00	\$0.00	
	Sub Total =		1498		\$231,856.00	\$29,315.00	\$0.00	\$0.00
McCaffery Village PA 7 - 3 TOTALS				\$231,856.00	\$43,675.00	\$0.00	\$0.00	
1450 Site Improvements								
Ruth L. Bennett PA 7 - 11	Curbs & Sidewalks	1450	Sitewide	\$ 25,000.00	\$ 288,000.00	\$239,311.71	\$239,311.71	
	Stormwater Drainage & Erosion Control Phase II	1450	Sitewide	\$0.00	\$125,000.00	\$0.00	\$0.00	
	Stormwater Drainage & Erosion Control Phase I	1450	Sitewide	\$0.00	\$8,515.68	\$8,515.68	\$8,515.68	
Sub Total =		1450		\$25,000.00	\$421,515.68	\$247,827.39	\$247,827.39	
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:				



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form HUD - 52837 (10/96)
 ref Handbook 7485.3

Annual Statement \ Performance and Evaluation Report
 Comprehensive Grant Program (CGP)

Part II: Supporting Pages

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

OMB Approval No. 2577-0157 (exp 7/31/98)

1470 Non-Dwelling Structures							
Ruth L. Bennett PA 7 - 11	Emergency Lighting- Community Center	1470	1 Bldg	\$0.00	\$5,000.00	\$0.00	\$0.00
Sub Total =		1470		\$0.00	\$5,000.00	\$0.00	\$0.00
1485 Demolition							
Ruth L. Bennett PA 7 - 11	Demolition of building #112	1485	1 Bldg	\$70,000.00	\$57,000.00	\$4,000.00	\$0.00
Sub Total =		1485		\$70,000.00	\$57,000.00	\$4,000.00	\$0.00
Ruth L. Bennett PA 7 - 11 TOTALS				\$95,000.00	\$483,515.68	\$251,827.39	\$247,827.39
1450 Site Improvements							
Chester Towers PA 7 - 6	Resurface parking lots	1450		\$20,000.00	\$0.00	\$0.00	\$0.00
	Exterior lighting	1450		\$0.00	\$0.00	\$0.00	\$0.00
	Curbs/Walks/Steps/Rails	1450	Sitewide	\$0.00	\$194,000.00	\$64,540.23	\$64,540.23
Sub Total =		1450		\$20,000.00	\$194,000.00	\$64,540.23	\$64,540.23
1460 Dwelling Structures							
Chester Towers I & II PA 7 - 6	Fire alarm system upgrade	1460		\$200,000.00	\$0.00	\$0.00	\$0.00
	Heating system control repair	1460	2 Bldg	\$75,000.00	\$75,000.00	\$0.00	\$0.00
	New locks for all apartments	1460	300 units	\$63,000.00	\$70,000.00	\$0.00	\$0.00
	Roof Antenna for television	1460		\$11,000.00	\$0.00	\$0.00	\$0.00
	Kitchen Cabinets	1460		\$81,329.00	\$0.00	\$0.00	\$0.00
	Tile Floor Replacements-Lobbies & Residential hallways	1460		\$15,000.00	\$0.00	\$0.00	\$0.00
	Lighting Upgrades-Lobbies & Residential hallways	1460		\$20,000.00	\$0.00	\$0.00	\$0.00
	Ceiling Upgrades-Lobbies & Residential hallways	1460		\$18,856.00	\$0.00	\$0.00	\$0.00
	Painting interior-Lobbies & Residential hallways-force acct	1460	29 floors	\$21,000.00	\$35,000.00	\$48,708.77	\$48,708.77
	Upgrade elevator cabs	1460	2 Bldg	\$32,000.00	\$200,000.00	\$0.00	\$0.00
	Roof replacement	1460	2 Bldg		\$200,000.00	\$122.00	\$122.00
	Asbestos Encapsulation	1460	2 Bldg		\$246,656.15	\$0.00	\$0.00
	Air conditioner in lobbies	1460	2 Bldg		\$45,000.00	\$0.00	\$0.00
Sub Total =		1460		\$537,185.00	\$871,656.15	\$48,830.77	\$48,830.77
Chester Towers I & II PA 7 - 6 TOTALS				\$557,185.00	\$1,065,656.15	\$113,371.00	\$113,371.00
1470 Non - Dwelling Construction							
Administration Bldg.	Asbestos Tile Abatement	1470	1 Bldg	\$0.00	\$7,020.00	\$7,020.00	\$7,020.00
				\$0.00	\$7,020.00	\$7,020.00	\$7,020.00
Administration Building Totals				\$0.00	\$7,020.00	\$7,020.00	\$7,020.00
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule

Development Number \ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1406 General Operations HA Wide	3/31/01			9/30/02			
1408 Management Improvements HA Wide	3/31/01			9/30/02			
1410 Administration HA Wide	3/31/01			9/30/02			
1430 Architectural & Engineering Fees HA Wide	3/31/01			9/30/02			
1470 Non-Dwelling Structures HA Wide	3/31/01			9/30/02			
1475 Dwelling Equipment HA Wide	3/31/01			9/30/02			
1498 Mod used for Development - Chatham Estates PA 7 - 1	3/31/01			9/30/02			
1470 Non-Dwelling Structures- Penn PA 7 - 2	3/31/01			9/30/02			
1498 Mod Used for Development PA 7 - 2	3/31/01			9/30/02			
1495.1 Relocation - McCaffery Village PA 7 - 3	3/31/01			9/30/02			
1498 Mod used for Development - McCaffery Village PA 7 - 3	3/31/01			9/30/02			
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

Part III: Implementation Schedule

Development Number \ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1450 Site Improvements - Ruth L. Bennett PA 7 - 11	3/31/01			9/30/02			
1470 Nondwelling Structures - Ruth L. Bennett PA 7 - 11	3/31/01			9/30/02			
1485 Demolition - Ruth L. Bennett PA 7 - 11	3/31/01			9/30/02			
1450 Site Improvement - Chester Towers PA 7 - 6	3/31/01			9/30/02			
1460 Dwelling Construction - Chester Towers PA 7 - 6	3/31/01			9/30/02			
1470 Non-Dwelling Construction - Admin Bldg PA 7 - 6	3/31/01			9/30/02			

Signature of Executive Director and Date	Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

Annual Statement \ Performance and Evaluation Report
Comitop hund PrGarog(CGP) Part I: Summary

**U.S. Department of Housing
 and Urban Development**
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4	040-	BdginistrotIGn	\$3,9,6,6N0-	\$-N--	\$050,-80N50	\$050,-80N50
2	0400	Budit	\$-N--	\$-N--	\$-N--	\$-N--
6	0402	Liquidoted Dogoae	\$-N--	\$-N--	\$-N--	\$-N--
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8	044-	Site BcquisitiGn	\$,---N--	\$-N--	\$-N--	\$-N--
9	042-	Site lgrmrGvegent	\$2,0--N--	\$-N--	\$-N--	\$-N--
0-	046-	Dweppina Structures	\$496,52-N--	\$-N--	\$-N--	\$-N--
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03	0452	AGndweppina Equimgent	\$6-,---N--	\$-N--	\$-N--	\$-N--
04	0482	DegGpitiGn	\$3-,---N--	\$-N--	\$-N--	\$-N--
02	049-	Rempocegent Reserve	\$-N--	\$-N--	\$-N--	\$-N--
06	0492N0	RepGcotiGn CGsts	\$-N--	\$-N--	\$-N--	\$-N--
05	0498	IGd Used fGr DevepGmgent	\$352,---N--	\$-N--	\$0.2,---N--	\$0.2,---N--
08	02-	CGntinaency 1goy nGt e(ceed 8% Gf pine 09x	\$09,063N4i	\$-N--	\$-N--	\$-N--
09	Amount of Annual Yrant (Sum of lines -18\$)		5,0-940-48.33	53.33	54370 73.8i	54370 73.8i
.-	BgGunt Gf pine 09 Repoted tG LMP Bctivities		\$-N--			
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..	BgGunt Gf pine 09 Repoted tG Security		\$634,2.N.-	\$-N--	\$3-8,428N4-	\$3-8,428N4-
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1.x TG be cGgmpeted fGr t:e PerfGrgonce ond EvopuotIGn RemGrT

ref HondbGGk 5482N3

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised	Funds Obligated	Funds Expended	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters \ Emergencies <input type="checkbox"/> Revised Annual Statement \ Revision Number ____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending _12/31/99								
1406 General Operations								
HA Wide	General Operations	1406		\$329,626.10	\$0.00	\$0.00	\$0.00	
	Sub Total =	1406		\$329,626.10	\$0.00	\$0.00	\$0.00	
1408 Management Improvements								
HA Wide	Security	1408		\$634,252.20	\$0.00	\$308,458.40	\$308,458.40	
	Resident Services Staff	1408		\$25,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1408		\$659,252.20	\$0.00	\$308,458.40	\$308,458.40	
1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410		\$290,626.10	\$0.00	\$147,729.09	\$147,729.09	
	Modernization Legal Costs	1410		\$25,000.00	\$0.00	\$23,352.62	\$23,352.62	
	Bid Advertisements	1410		\$14,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1410		\$329,626.10	\$0.00	\$171,081.71	\$171,081.71	
1430 Architectural & Engineering Fees								
HA Wide	Receivers Fees	1430		\$780,000.00	\$0.00	\$0.00	\$0.00	
	Indefinite Quantity A&E Services	1430		\$75,000.00	\$0.00	\$0.00	\$0.00	
	Grant Application Services	1430		\$45,000.00	\$0.00	\$0.00	\$0.00	
	Bid Document Preparation	1430		\$12,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1430		\$912,000.00	\$0.00	\$0.00	\$0.00	
1450 Site Improvement								
HA Wide	Landscaping/Fine Grading/Seeding	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Site Signage	1450		\$15,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1450		\$20,000.00	\$0.00	\$0.00	\$0.00	
1475 Non-Dwelling Equipment								
HA Wide	Automotive Equipment	1475		\$60,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1475		\$60,000.00	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:				

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

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised	Funds Obligated	Funds Expended	
1502 Contingency								
HA Wide	Contingency	1502		\$19,163.48	\$0.00	\$0.00	\$0.00	
	Sub Total =	1502		\$19,163.48	\$0.00	\$0.00	\$0.00	
HA WIDE TOTALS				\$2,329,667.88	\$0.00	\$479,540.11	\$479,540.11	
1440 Property Purchase								
William Penn PA 7 - 10	Site Acquisition	1440		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1440		\$2,000.00	\$0.00	\$0.00	\$0.00	
1450 Site Improvement								
William Penn PA 7 - 10	Site Bituminous Paving & Drainage	1450		\$15,000.00	\$0.00	\$0.00	\$0.00	
	Site Fencing & Landscaping	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1450		\$20,000.00	\$0.00	\$0.00	\$0.00	
1470 Non-Dwelling Structures								
William Penn PA 7 - 10	Comm. Center Drainage & Sump Pump	1470		\$20,743.12	\$0.00	\$0.00	\$0.00	
	Renovate Maintenance Shope	1470		\$10,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1470		\$30,743.12	\$0.00	\$0.00	\$0.00	
1498 Mod Used for Development								
William Penn PA 7 - 10	Settlements	1498		\$125,000.00	\$0.00	\$125,000.00	\$125,000.00	
	Sub Total =	1498		\$125,000.00	\$0.00	\$125,000.00	\$125,000.00	
William Penn PA 7 - 10 TOTALS				\$177,743.12	\$0.00	\$125,000.00	\$125,000.00	
1460 Dwelling Construction								
Chester Towers I & II PA 7 - 6	Automatic Fire Sprinkler System	1460		\$296,000.00	\$0.00	\$0.00	\$0.00	
	Kitchen Appliances	1460		\$9,000.00	\$0.00	\$0.00	\$0.00	
	CCTV Security System/Call System	1460		\$32,200.00	\$0.00	\$0.00	\$0.00	
	Fire Alarm System	1460		\$124,800.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1460		\$462,000.00	\$0.00	\$0.00	\$0.00	
Chester Towers I & II PA 7 - 6 TOTALS				\$462,000.00	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:				

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(2) To be completed for the Performance and Evaluation Report

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised	Funds Obligated	Funds Expended	
1485 Demolition								
Scattered Sites PA 7 - 8	Demolition	1485		\$30,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1485		\$30,000.00	\$0.00	\$0.00	\$0.00	
Scattered Sites PA 7 - 7 Totals				\$30,000.00	\$0.00	\$0.00	\$0.00	
1450 Site Improvement								
Ruth Bennett PA 7 - 11	Site Fencing	1450		\$12,100.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1450		\$12,100.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Construction								
Ruth Bennett PA 7 - 11	Cap Canopy Fascia & Eaves	1460		\$34,750.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1460		\$34,750.00	\$0.00	\$0.00	\$0.00	
Ruth L. Bennett PA 7-5 Totals				\$46,850.00	\$0.00	\$0.00	\$0.00	
1498 Mod Used for Development								
Wellington (McCaf) PA 7 - 3	Off Site Acquisition	1498		\$250,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1498		\$250,000.00	\$0.00	\$0.00	\$0.00	
Wellington PA 7-3 Totals				\$250,000.00	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:				

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

Development Number \ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
[] Original Annual Statement [] Reserve for Disasters \ Emergencies [] Revised Annual Statement \ Revision Number ___ [X] Performance and Evaluation Report for Program Year Ending_12/31/00__							
1406 Operations							
HA Wide	3/31/02			9/30/03			
1408 Management Improvements							
HA Wide	3/31/02			9/30/03			
1410 Administration							
HA Wide	3/31/02			9/30/03			
1430 Architectural & Engineering Fees							
HA Wide	3/31/02			9/30/03			
1450 Site Improvement							
HA Wide	3/31/02			9/30/03			
1475 Nondwelling Equipment							
HA Wide	3/31/02			9/30/03			
1502 Contingency							
HA Wide	3/31/02			9/30/03			
1440 Wm Penn - Site Acquisition							
PA 7 - 10	3/31/02			9/30/03			
1450 Wm Penn - Site Improvements							
PA 7 - 10	3/31/02			9/30/03			
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

(2) To be completed for the Performance and Evaluation Report

Development Number \ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1470 Wm Penn - Non-Dwelling Structures							
PA 7 - 10	3/31/02			9/30/03			
1498 Wm Penn - Mod Used for Developmen							
PA 7 - 10	3/31/02			9/30/03			
1460 Dwelling construction - Chester Towers							
PA 7 - 6	3/31/02			9/30/03			
1485 Demolition							
Scat Sites PA 7 - 8	3/31/02			9/30/03			
1450 Site Improvement							
Bennett PA 7 - 11	3/31/02			9/30/03			
1460 Dwelling Structures							
Bennett PA 7 - 11	3/31/02			9/30/03			
1498 Mod Used for Development							
Wellington PA 7 - 3	3/31/02			9/30/03			
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

(2) To be completed for the Performance and Evaluation Report

**Annual Statement \ Performance and Evaluation Report
Capital Fund Program (CFP) Part I: Summary**

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

HA Name: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA 26P007709		FFY of Grant Approval: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters \ Emergencies <input type="checkbox"/> Revised Annual Statement \ Revision Number ___ <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending _12/31/00_						
<input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds		\$ -	\$ -	\$ -	\$ -
2	1406	Operations (May not exceed 10% of line 19)			\$ -	\$ -
3	1408	Management Improvements			\$ -	\$ -
4	1410	Administration			\$ -	\$ -
5	1411	Audit			\$ -	\$ -
6	1415	Liquidated Damages			\$ -	\$ -
7	1430	Architectural & Engineering Fees			\$ -	\$ -
8	1440	Site Acquisition			\$ -	\$ -
9	1450	Site Improvement			\$ -	\$ -
10	1460	Dwelling Structures			\$ -	\$ -
11	1465.1	Dwelling Equipment - Nonexpendable			\$ -	\$ -
12	1470	Nondwelling Structures			\$ -	\$ -
13	1475	Nondwelling Equipment			\$ -	\$ -
14	1485	Demolition			\$ -	\$ -
15	1490	Replacement Reserve			\$ -	\$ -
16	1495.1	Relocation Costs			\$ -	\$ -
17	1499	Mod Used for Development	\$ 216,079.00	\$ -	\$ 216,079.00	\$ -
18	1502	Contingency (may not exceed 8% of line 19)			\$ -	\$ -
19	Amount of Annual Grant (Sum of lines 2-18)		\$ 216,079.00	\$ -	\$ 216,079.00	\$ -
20	Amount of line 19 Related to LBP Activities					
21	Amount of line 19 Related to Section 504 Compliance					
22	Amount of line 19 Related to Security					
23	Amount of line 19 Related to Energy Conservation Measur		\$ -	\$ -	\$ -	\$ -
Signature of Executive Director and Date			Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity (Units)	Total Estimated Cost		Total Actual Cost (2)		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
1499 Mod Used for Development								
McCaffery Village PA 7 - 3	Mod Used for Development	1499		\$ 216,079.00	\$ -	\$ 216,079.00	\$ -	
	Sub Total =	1499		\$ 216,079.00	\$ -	\$ 216,079.00	\$ -	
MCCAFFERY VILLAGE 7 - 3 TOTALS				\$ 216,079.00		\$ 216,079.00		
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:				

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

Development Number \ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1498 Mod Used for Development							
PA 7 - 3	3/31/01			9/30/02			
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-INCOME HOUSING PROGRAM ACTUAL MODERNIZATION COST CERTIFICATE					
NAME OF PUBLIC HOUSING AUTHORITY			ANNUAL CONTRIBUTIONS CONTRACT NUMBER PA26 - P007 - 709		
LOCALITY			MODERNIZATION PROJECT NUMBER		
The Public Housing Authority hereby certifies to the Department of Housing and Urban Development as follows:					
1. That the total amount of Modernization Cost (<i>herein called the "Actual Modernization Cost"</i>) of the Project(s), approved in Federal Fiscal Year 1999 , is as shown below:					
	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	MODERNI- ZATION NUMBER
a. Funds Approved (<i>ACC</i>)					4,777,411
b. Funds Approved (<i>Latest Budget</i>)					4,777,411
c. Funds Advanced					4,777,411
d. Funds Expended (<i>Actual Modernization Costs</i>)					4,777,411
e. Excess of Funds Approved(<i>c-d</i>)					-
e. Excess of Funds Advanced(<i>c-d</i>)					-
2. That all modernization work in connection with the Project(s) has been completed;					
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;					
4. That there are no undischarged mechanics', contractors', or material-men's liens against such Project(s) on file in any public office where the same should be filed in order to be valid against such Project(s); and					
5. That the time in which such items could be filed has expired.					
DATE 3/8/00	SIGNATURE OF EXECUTIVE DIRECTOR				
FOR HUD USE ONLY					
The audited costs agree with the costs shown above.					
DATE	VERIFIED (<i>Director, Housing Division</i>)				
DATE	APPROVED (<i>Field Office Director</i>)				
No further modernization monies may be approved unless an actual modernization cost certificate is filed at HUD's request upon completion of a modernization program.					

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-INCOME HOUSING PROGRAM ACTUAL MODERNIZATION COST CERTIFICATE					
NAME OF PUBLIC HOUSING AUTHORITY			ANNUAL CONTRIBUTIONS CONTRACT NUMBER PA26 - P007 - 709		
LOCALITY			MODERNIZATION PROJECT NUMBER		
The Public Housing Authority hereby certifies to the Department of Housing and Urban Development as follows:					
1. That the total amount of Modernization Cost (<i>herein called the "Actual Modernization Cost"</i>) of the Project(s), approved in Federal Fiscal Year 1999 , is as shown below:					
	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	MODERNI- ZATION NUMBER
a. Funds Approved (<i>ACC</i>)					4,777,411
b. Funds Approved (<i>Latest Budget</i>)					4,777,411
c. Funds Advanced					4,777,411
d. Funds Expended (<i>Actual Modernization Costs</i>)					4,777,411
e. Excess of Funds Approved(<i>c-d</i>)					-
e. Excess of Funds Advanced(<i>c-d</i>)					-
2. That all modernization work in connection with the Project(s) has been completed;					
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;					
4. That there are no undischarged mechanics', contractors', or material-men's liens against such Project(s) on file in any public office where the same should be filed in order to be valid against such Project(s); and					
5. That the time in which such items could be filed has expired.					
DATE 3/8/00	SIGNATURE OF EXECUTIVE DIRECTOR				
FOR HUD USE ONLY					
The audited costs agree with the costs shown above.					
DATE	VERIFIED (<i>Director, Housing Division</i>)				
DATE	APPROVED (<i>Field Office Director</i>)				
No further modernization monies may be approved unless an actual modernization cost certificate is filed at HUD's request upon completion of a modernization program.					

Annual Statement \ Performance and Evaluation Report
Capital Fund Program (CFP) Part I: Summary

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

HA Name: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA 26 - R00770999		FFY of Grant Approval: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters \ Emergencies <input type="checkbox"/> Revised Annual Statement \ Revision Number ___ <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending _12/31/00_						
<input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds		\$ -	\$ -	\$ -	\$ -
2	1406	Operations (May not exceed 10% of line 19)				\$ -
3	1408	Management Improvements				\$ -
4	1410	Administration				\$ -
5	1411	Audit				\$ -
6	1415	Liquidated Damages				\$ -
7	1430	Architectural & Engineering Fees				\$ -
8	1440	Site Acquisition				\$ -
9	1450	Site Improvement				\$ -
10	1460	Dwelling Structures				\$ -
11	1465.1	Dwelling Equipment - Nonexpendable				\$ -
12	1470	Nondwelling Structures				\$ -
13	1475	Nondwelling Equipment				\$ -
14	1485	Demolition				\$ -
15	1490	Replacement Reserve				\$ -
16	1495.1	Relocation Costs				\$ -
17	1498	Mod Used for Development	\$ 229,160.00	\$ -	\$ -	\$ -
18	1502	Contingency (may not exceed 8% of line 19)				\$ -
19	Amount of Annual Grant (Sum of lines 2-18)		\$ 229,160.00	\$ -	\$ -	\$ -
20	Amount of line 19 Related to LBP Activities					
21	Amount of line 19 Related to Section 504 Compliance					
22	Amount of line 19 Related to Security					
23	Amount of line 19 Related to Energy Conservation Measures		\$ -	\$ -	\$ -	\$ -
Signature of Executive Director and Date			Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity (Units)	Total Estimated Cost		Total Actual Cost (2)		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
1498 Mod Used for Development								
McCaffery Village PA 7 - 3	Mod Used for Development	1498		\$ 229,160.00	\$ -	\$ -	\$ -	
	Sub Total =	1498		\$ 229,160.00	\$ -	\$ -	\$ -	
MCCAFFERY VILLAGE PA 7 - 3 TOTALS				\$ 229,160.00	\$ -	\$ -	\$ -	
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:				

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

Part III: Implementation Schedule

PA 26 - R00770999

Development Number \ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1498 Mod Used for Development							
PA 7 - 3	10/16/2002			10/16/2003			
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

(2) To be completed for the Performance and Evaluation Report

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-INCOME HOUSING PROGRAM ACTUAL MODERNIZATION COST CERTIFICATE					
NAME OF PUBLIC HOUSING AUTHORITY			ANNUAL CONTRIBUTIONS CONTRACT NUMBER PA26 - P007 - 709		
LOCALITY			MODERNIZATION PROJECT NUMBER		
The Public Housing Authority hereby certifies to the Department of Housing and Urban Development as follows:					
1. That the total amount of Modernization Cost (<i>herein called the "Actual Modernization Cost"</i>) of the Project(s), approved in Federal Fiscal Year 1999 , is as shown below:					
	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	MODERNI- ZATION NUMBER
a. Funds Approved (<i>ACC</i>)					4,777,411
b. Funds Approved (<i>Latest Budget</i>)					4,777,411
c. Funds Advanced					4,777,411
d. Funds Expended (<i>Actual Modernization Costs</i>)					4,777,411
e. Excess of Funds Approved (<i>c-d</i>)					-
e. Excess of Funds Advanced (<i>c-d</i>)					-
2. That all modernization work in connection with the Project(s) has been completed;					
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;					
4. That there are no undischarged mechanics', contractors', or material-men's liens against such Project(s) on file in any public office where the same should be filed in order to be valid against such Project(s); and					
5. That the time in which such items could be filed has expired.					
DATE 03/08/2000	SIGNATURE OF EXECUTIVE DIRECTOR				
FOR HUD USE ONLY					
The audited costs agree with the costs shown above.					
DATE	VERIFIED (<i>Director, Housing Division</i>)				
DATE	APPROVED (<i>Field Office Director</i>)				
No further modernization monies may be approved unless an actual modernization cost certificate is filed at HUD's request upon completion of a modernization program.					

**Annual Statement \ Performance and Evaluation Report
Capital Fund Program (CFP) Part I: Summary**

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

HA Name: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA 26 - [00750100		FFY of Grant Approval: 2000	
] E Original Annual Statement] E [eserve for Disasters \ Rmergencies] E [evised Annual Statement \ [evision Number ___]X E Performance and Rvaluation [eport for Program Year Rnding _12/31/00__						
] E Final Performance and Rvaluation [eport						
Line No.	Summary by Development Account		Total Rstimated Cost		Total Actual Cost 2	
			Original	[evised 1	Obligated	Rxpended
1	Total Non-CGP Funds		\$ -	\$ -	\$ -	\$ -
2	1406	Operations (May not exceed 10% of line 19)			\$ -	\$ -
3	1408	Management Improvements			\$ -	\$ -
4	1410	Administration			\$ -	\$ -
5	1411	Audit			\$ -	\$ -
6	1415	Liquidated Damages			\$ -	\$ -
7	1430	Architectural & Rngineering Fees	\$ 260w000.00		\$ -	\$ -
8	1440	Site Acquisition			\$ -	\$ -
9	1450	Site Improvement			\$ -	\$ -
10	1460	DUelling Structures			\$ -	\$ -
11	1465.1	DUelling Rquipment - Nonexpendable			\$ -	\$ -
12	1470	NondUelling Structures			\$ -	\$ -
13	1475	NondUelling Rquipment			\$ -	\$ -
14	1485	Demolition			\$ -	\$ -
15	1490	[eplacement [eserve			\$ -	\$ -
16	1495.1	[elocation Costs			\$ -	\$ -
17	1498	Mod ,sed for Development	\$ 1w102w048.00	\$ -	\$ -	\$ -
18	1502	Contingency (may not exceed 8% of line 19)			\$ -	\$ -
19	Amount of Annual Grant (Sum of lines 2-18)		\$ 16,026798.71	\$ -	\$ -	\$ -
20	Amount of line 19 [elated to LBP Activities					
21	Amount of line 19 [elated to Section 504 Compliance					
22	Amount of line 19 [elated to Security					
23	Amount of line 19 [elated to Rnergy Conservation Measure		\$ -	\$ -	\$ -	\$ -
Signature of Rxecutive Director and Date			Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Rvaluation [eport or a [evised Annual Statement.

(2) To be completed for the Performance and Rvaluation [eport

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity (Units)	Total Estimated Cost		Total Actual Cost (2)		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
1430 Fees and Costs								
Chatham Estates PA 7 - 1	Construction Management	1U30	6	2D04000.00	6	-	6	-
Sub Total =		1430		\$ 260,000.00	\$ -	\$ -	\$ -	
1498 Mod Used for Development								
Chatham Estates PA 7 - 1	Mod ,sed for \$evelopment	1U98	6	1004000.00	6	-	6	-
Sub Total =		1498		\$ 100,000.00	\$ -	\$ -	\$ -	
CHATHAM ESTATES PA 7 - 1 TOTALS				\$ 360,000.00	\$ -	\$ -	\$ -	
1498 Mod Used for Development								
McCaffery Village PA 7 - 3	Mod ,sed for \$evelopment	1U98	6	1400240U8.00	6	-	6	-
Sub Total =		1498		\$ 1,002,048.00	\$ -	\$ -	\$ -	
MCCAFFERY VILLAGE 7 - 3 TOTALS				\$ 1,002,048.00	\$ -	\$ -	\$ -	
Signature of Executive \$irector and \$ate:				Signature of Public Housing \$irector \ Office of Native American Programs Administrator & \$ate:				

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

Development Number \ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
8M-9 3ees osts							
PA 1 0 ε	10/1&/02			10/1&/03			
8M od Used for Development							
PA 1 0 ε	10/1&/02			10/1&/03			
8M od Used for Development							
PA 1 0 -	10/1&/02			10/1&/03			
Signature of Executive Director and Date				Signature of Public Housing Director \ Office of Native American Programs Administrator : Dateh			

(1) To be completed for tUe Performance and Evaluation Report or a Revised Annual Statement.
 (2) To be completed for tUe Performance and Evaluation Report

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-INCOME HOUSING PROGRAM ACTUAL MODERNIZATION COST CERTIFICATE					
NAME OF PUBLIC HOUSING AUTHORITY			ANNUAL CONTRIBUTIONS CONTRACT NUMBER PA26 - P007 - 709		
LOCALITY			MODERNIZATION PROJECT NUMBER		
The Public Housing Authority hereby certifies to the Department of Housing and Urban Development as follows:					
1. That the total amount of Modernization Cost (<i>herein called the "Actual Modernization Cost"</i>) of the Project(s), approved in Federal Fiscal Year 1999 , is as shown below:					
	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	MODERNI- ZATION NUMBER
a. Funds Approved (<i>ACC</i>)					4,777,411
b. Funds Approved (<i>Latest Budget</i>)					4,777,411
c. Funds Advanced					4,777,411
d. Funds Expended (<i>Actual Modernization Costs</i>)					4,777,411
e. Excess of Funds Approved(<i>c-d</i>)					-
e. Excess of Funds Advanced(<i>c-d</i>)					-
2. That all modernization work in connection with the Project(s) has been completed;					
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;					
4. That there are no undischarged mechanics', contractors', or material-men's liens against such Project(s) on file in any public office where the same should be filed in order to be valid against such Project(s); and					
5. That the time in which such items could be filed has expired.					
DATE 3/8/00	SIGNATURE OF EXECUTIVE DIRECTOR				
FOR HUD USE ONLY					
The audited costs agree with the costs shown above.					
DATE	VERIFIED (<i>Director, Housing Division</i>)				
DATE	APPROVED (<i>Field Office Director</i>)				
No further modernization monies may be approved unless an actual modernization cost certificate is filed at HUD's request upon completion of a modernization program.					