

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

Chester Housing Authority

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2004

**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) 07/2004

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
- 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)

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. *CHA will continue to apply for Section 8 Vouchers on an as needed basis.*
 - 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, both completed.*
CHA will continue to leverage private or other public funds to create additional housing opportunities. In 2003, CHA procured a financial consultant to review and evaluate CHA's current financial condition and discuss with staff the capacity of the authority and its financial ability for future development projects. Additionally, CHA continues to move forward with the City in its Highland Gardens initiative, and in January 2004, CHA submitted a HOPE VI application for the redevelopment of the Chester Towers neighborhood.

- Acquire or build units or developments. *CHA acquired 10 units of affordable family housing, commonly known as the “Hartley Homes” in the City of Chester in late 2002. Through the assistance of its financial consultant, CHA will continue to explore opportunities to acquire and build additional affordable housing units. Possible sites to build additional housing (both rental and homeownership) include:*
- *Matopos Hills (approximately 3 acres of Land)*
 - *Redevelopment of the Chester Towers site and surrounding neighborhood*
 - *Off- site units (50) in Highland Gardens neighborhood –homeownership units*
 - *Rental units (50 elderly) located in the Highland Gardens neighborhood*
 - *CHA will seek to acquire mostly vacant or abandoned parcels in the Eastside community adjacent to the Chester Towers, and bounded by 9th St., 12th St., Avenue of the States, and Upland, by transfer, purchase, or eminent domain to provide sites for its affordable homeownership program as well as units for ACC replacement units and low income housing tax credit units. CHA may file one or more acquisition applications with HUD covering said parcels.*

- 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 6/30/2002.
-Completed. CHA now strives to maintain its high performer status.
- Improve voucher management: (SEMAP score) 90 by 6/30/2004.
- Determine the benefits of outsourcing the Section 8 Department to a private firm - Completed.
 - CHA wishes to improve and enhance the Section 8 Mobility Counseling program to provide additional services to the residents beyond the Family Self-Sufficiency program. Additional funds will be sought to provide this type of one on one service to the Section 8 participants.
 - Hire Section 8 director and increase staff capacity.

- Increase customer satisfaction: *Ongoing*

CHA will continue to increase customer satisfaction several ways; 1) customer satisfaction cards given out at the time a work order is completed, 2) supportive services department will continue to mail yearly surveys to residents requesting satisfaction information, 3) monthly Resident Leader meetings will involve discussion around customer satisfaction, 4) monthly meetings at the individual housing sites will involve discussion around customer satisfaction.

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections, rent collection)
Ongoing.

- Renovate or modernize public housing units: *300 Public Housing units at the Chester Towers. CHA has applied for a HOPE VI grant for the Chester Towers site. Other ways to renovate the 300 Public Housing units at the Chester Towers is to apply for the “Elderly Housing Plus Support Demonstration Program” should it become available.*

CHA has worked with the University of Pennsylvania’s Planning Department to develop a master plan for the Chester Towers site and the surrounding area. The plan was completed in May, 2003.

- Demolish or dispose of obsolete public housing: *350 that were Lamokin Village and 350 that were McCaffery Village - completed by FY 2002.*

CHA may demolish the Chester Towers and its current administration building, depending on the financial capacity of the agency and the award of a HOPE VI grant, and other funding sources. CHA may also demolish seven (7) units and the Community Center at Matopos Hills to accommodate the construction of new public housing units and a new Community Center.

Disposition of Scattered Site Units - *Application submitted and approved.*

- Provide replacement public housing: *Replace Lamokin Village (now Chatham Estates) with 40 privately owned senior units and 110 family units.-completed. McCaffery Village (now Wellington Ridge) with 110 rental units by 01/31/2003 – Completed.*

Replace the existing units at the Chester Towers with new construction on that site as well as on land to be acquired in the neighborhood adjacent to the site and on land currently owned by CHA at Matopos Hills and Chatham Estates and on land to be acquired by the City of Chester at Highland Gardens.

- Provide replacement vouchers: *Ongoing.*

Other: (list below)

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. *Depending on funding and staff capacity, by FY 2004.*
- Conduct outreach efforts to potential voucher landlords. *Ongoing. The Section 8 department holds quarterly landlord meetings to discuss issues with landlords and to recruit new landlords.*
- Increase voucher payment standards.
- Implement voucher homeownership program: *By FY 2004.*
- Implement public housing or other homeownership programs: *Completed-HOPE VI program-26 onsite homeownership units at Wellington Ridge-complete by September 2003. HOPE VI program - 50 off-site homeownership units in Highland Gardens.-start in FY 2004 HOPE VI program - 25 or more additional homeownership units for the Chester Towers HOPE VI Investigate the potential for developing homeownership units outside of HOPE VI*
- Implement public housing site-based waiting lists: *By 05/2001. Completed.*
- Convert public housing to vouchers.
- Other: (list below)

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. *Ongoing.*
- 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.*

Other Goals for the Chester Housing Authority Police Department:

1-Arrest Powers:

The Chester Housing Authority has formed a not-for-profit subsidiary called the Chester Housing Facilities Management, Inc. (CHFMI). CHFMI manages the Chester Housing Authority's Police Department, which has Arrest Powers under Title 22, through its subsidiary CHFMI, with the Prothonotary's Office of Delaware County Courthouse. –Completed.

2-Obtain Accreditation:

The Accreditation Process is to ensure that the Chester Housing Authority Police Department has met all the mandates for the Pennsylvania Law Enforcement Accreditation Program. In order to receive Accreditation this requires the department to review and update all the Police Department's practices, procedures, rules and regulations – Ongoing.

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities). *Wellington Ridge Senior Building, Chatham Estates Senior Building, Chester Towers I - all elderly only housing. Completed.*
- Other: (list below)
 - X Build a Community Center in partnership with, among others, Swarthmore College on the 2 acres of Land on the Chatham Estates Family Site. – *ongoing*
 - X Partner with a private developer to build a retail center on the Wellington Ridge site which will provide needed shopping facilities, jobs and entrepreneurial opportunities, and a stream of lease payments to support the adjacent neighborhood house, described below – *Selected developer, construction start projected for summer of 2004*
 - X Raise funds to develop a neighborhood house to help rejuvenate the community with an array of cultural and other activities for people of all ages. – *Plan revised to focus on an Arts and Cultural Center on or near the Chester Towers in conjunction with the Chester Towers HOPE VI effort*
 - X Create “neighborhood action plan” for each of the 5 housing sites. The neighborhood action plan will be created (with assistance from the Sustainability Committee and the residents) to determine the conditions of the surrounding areas of the 5 housing sites and to build on the strengths and work on the weaknesses of the individual neighborhoods. The initial assessment will include demographic analysis, condition of housing, type of housing (renter vs. ownership) number of parks, recreational facilities, and location of transit stops. *Ongoing.*

- X Assist the Chatham Estates Community Development Corporation in achieving its goals. The CDC will continue working with partners to further promote revitalization efforts within the city, including developing additional affordable housing units and expanding economic opportunities for the residents. *Ongoing.*
- X Assist the Resident Council Leaders and the Youth Advisory Board in achieving its goals for FY 2004. *Ongoing.*

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. *Continue to offer job training and employment readiness activities to the residents through the One-Stop Shop.*
- Provide or attract supportive services to improve assistance recipients' employability. *Ongoing at the One-Stop Shop and through Family Self-Sufficiency Program.*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. *Ongoing. Continue to provide a forum for "grandparents raising grandchildren" support group. Continue to provide transportation needs to the residents to support their activities and programs.*
- Other: (list below)

- X *Implement a Resident Employment Training Program for residents which would include pre-apprenticeship and apprenticeship programs.-By FY 2004. This program may be implemented at the former CHA Maintenance Building located on 6th Street. (no longer in use).*
- X *Complete the goals and programs set forth in the Chatham Estates Community and Supportive Service Plan by December 2002 –completed.*
- X *The Chatham Estates Resident Council was awarded \$100,000 from the U.S. Department of Housing and Urban Development to develop a non-profit community development corporation (CDC) in the Chatham Estates neighborhood. Through the CDC, the Chatham Estates Resident Council will continue working with partners to further promote revitalization efforts within the city, including developing additional affordable housing units, and expanding economic opportunities for residents.*
- X *Renew the contract (if funding is available) with the City of Chester's Microenterprise program to provide entrepreneurship classes for the residents.*

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. *Ongoing.*
 - 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. *Ongoing.*
 - 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)

- X Decrease CHA's reliance on federal funding, by increasing market driven management practices to the Authority's developments. *Ongoing.*
- X Establish a Division of Asset Management, in part to help implement Site-Based Asset Management. *Completed.*
- X Institute GAAP Accounting. *Completed.*
- X Explore the feasibility of having the Chester Housing Authority enter into contracts with other Housing Authorities to perform its Community Development and Affordable Housing Management services. *Ongoing.*
- X Decide on the best use for the 6th Street Maintenance Building (no longer in use). The maintenance building may either be used as a job training facility, the new location for the CHA police department, or a record retention facility for Chester Housing Authority's agency files. *Ongoing.*
- X Demolish and/or create another use for the Chester Housing Authority's Administrative Building. The current administrative building may be used for affordable assisted living, a medical facility, or a community space for the seniors. This will be determined pending the Chester Towers HOPE VI 2003 Application effort.
- X Establish a new five-member fully trained Board of Commissioners to assume all normal powers and duties upon termination of the Court-Appointed Receivership.
- X In a unique partnership with CHA and Pennrose Properties, the City of Chester will be acquiring a total of 150 housing units in Highland Gardens, relocating families, and demolishing the units. The new space will have 50 homeownership

units, and 50 units of public housing/tax credit units for elderly. The elderly housing will help to replace the 50 units that may be lost during the Chester Towers HOPE VI project.

- X The Chester Housing Authority has been focusing its effort in sustaining the positive changes that have taken place in Chester over the past several years. In March of 2001, CHA convened a sustainability retreat to commence a strategic planning process regarding the sustainability of CHA's existing supportive services programs; how the delivery of the services and programs can and should change, and the methodology for developing a sustainability plan. As a direct result of this retreat, the Chester Housing Authority formed a Sustainability Committee that assists the Housing Authority in developing a strategic plan for the next one, five, and ten years. The focus of this Committee is to discuss and develop a plan for sustaining the successes that the Housing Authority has had over the past several years. Part of this plan will include a strategy for the funding and operations of the proposed Arts and Cultural Center and a strategy for the revitalization plans in the Highland Garden area. By bringing together some of the best thinking in the area of sustainable community revitalization, this Committee will be able to formulate and implement a plan that will serve to guide the Housing Authority both programmatically and financially for the next several years.

Since its initial meeting, the Sustainability Committee developed its mission statement. ***“To provide support and identify resources to sustain the Chester Housing Authority in pursuit of its mission.”*** The Committee will focus on the major initiatives undertaken by CHA within the past few years. These initiatives address the goals and standards established by CHA for its continued operation. These goals and standards directly build upon the directives of the receivership:

1. To provide quality housing units for CHA residents and maintain the quality of the units, buildings and grounds.
2. To ensure the livability of CHA developments by addressing safety standards, recreational facilities, and resident empowerment.
3. To promote self-sufficiency for residents by providing access to educational and employment opportunities, as well as, other types of supportive service programs.

Annual PHA Plan
PHA Fiscal Year 2004
[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 Admissions Policy for Deconcentration
- B FY 2004 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2004 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

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	Annual Plan: Housing Needs

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	
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 <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
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	Annual Plan: Capital Needs

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	
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 Administrative Plan	Annual Plan: Homeownership
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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	N/A
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)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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	Accessibility	Size	Location
Total	2887(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 judgment of CHA personnel

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)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	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	1802		140 Move Outs
Extremely low income <=30% AMI	1574	87.20%	
Very low income (>30% but <=50% AMI)	209	11.57%	
Low income (>50% but <80% AMI)	19	1.05%	
Families with children	1265	70%	
Elderly families	150	8.30%	
Families with Disabilities	137	7.47%	
Race/ethnicity(HISP)	99	5.48%	
Race/ethnicity(AfrAM)	1652	91.52%	

Housing Needs of Families on the Waiting List			
Race/ethnicity(White)	148	2.71%	
Race/ethnicity (other)	5	.27%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 2 years</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p><i>Note:</i> No waiting list applications were reviewed or processed in the last fiscal year.</p>			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing – <i>Chester Towers</i> <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> 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	75		10%
Extremely low income <=30% AMI	75	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	

Housing Needs of Families on the Waiting List			
Families with children	0	0%	
Elderly families	12	100%	
Families with Disabilities	63	66%	
Race/ethnicity(HISP)	5	6.66%	
Race/ethnicity(AfrAM)	53	70.66%	
Race/ethnicity(White)	16	21.03%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	68	90.66%	58%
1BR	7	9.33%	42%
2 BR	0	0%	0%
3 BR	0	0%	0%
4 BR	0	0%	0%
5 BR	0	0%	0%
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Months Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing – <i>Chatham Estates Family Units - 110</i> <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> 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	80		N/A
Extremely low income <=30% AMI	78	97.5%	
Very low income (>30% but <=50%	1	1.25%	

Housing Needs of Families on the Waiting List			
AMI)			
Low income (>50% but <80% AMI)	0	0	
Families with children	63	78.7%	
Elderly families	10	12.5%	
Families with Disabilities	7	8.75%	
Race/ethnicity(HISP)	2	2.5%	
Race/ethnicity(AfrAM)	75	93.75%	
Race/ethnicity(White)	2	2.5%	
Other	1	1.25%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	8	10%	N/A
1BR	21	26.25%	N/A
2 BR	12	15%	N/A
3 BR	36	45%	N/A
4 BR	3	3.75%	N/A
5 BR	0	0%	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months) Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing – <i>Chatham Estates Senior Village</i> <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> 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	151		1%
Extremely low income <=30% AMI	151	100%	

Housing Needs of Families on the Waiting List			
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	119	78.88%	
Families with Disabilities	32	21.19%	
Race/ethnicity(HISP)	0	0%	
Race/ethnicity(AfrAM)	151	100%	
Race/ethnicity(White)	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0%	0%
1BR	136	90.06%	10%
2 BR	15	9.93%	10%
3 BR	0	0%	0%
4 BR	0	0%	0%
5 BR	0	0%	0%
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing – <i>William Penn</i> <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover

Housing Needs of Families on the Waiting List

Waiting list total	417		10%
Extremely low income <=30% AMI	381	91.14%	
Very low income (>30% but <=50% AMI)	33	7.89%	
Low income (>50% but <80% AMI)	3	.70%	
Families with children	378	90.43%	
Elderly families	3	9.56%	
Families with Disabilities	40	9.56%	
Race/ethnicity(HISP)	20	4.7%	
Race/ethnicity(AfrAM)	395	94.49%	
Race/ethnicity(White)	3	.8%	

Characteristics by Bedroom Size (Public Housing Only)			
0 BR	4	.95%	0%
1BR	156	37.32%	42%
2 BR	71	16.98%	21%
3 BR	146	34.92%	32%
4 BR (+)	41	9.8%	5%

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

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

Housing Needs of Families on the Waiting List

	# of families	% of total families	Annual Turnover
Waiting list total	280		10%
Extremely low income <=30% AMI	237	84.64%	
Very low income (>30% but <=50% AMI)	41	14.64%	
Low income (>50% but <80% AMI)	2	.71%	
Families with children	264	94%	
Elderly families	0	0	
Families with Disabilities	16	5.7%	
Race/ethnicity(HISP)	8	2.6%	
Race/ethnicity(AfrAM)	272	97%	
Race/ethnicity (Asian)/other	0	0	
Race/ethnicity(White)	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	2	.71%—	0%
1BR	63	22.5%	18%
2 BR	191	68.2%	36%
3 BR	15	5.3%	31%
4 BR (+)	9	3.2%	15%
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> 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, providing mobility counseling, outreaching to Landlords, applying for additional vouchers; leveraging Capital Funds with HOPE VI, tax credit and other private investment for HOPE VI projects; to leverage the annual appropriation of Capital Funds by participating in a state wide issuance of secured Revenue Bonds in order to rehabilitate, modernize, acquire or create additional housing opportunities; 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. In addition, CHA will provide intensive outreach to residents to encourage them to enroll in Homeownership counseling to be prepared to purchase homeownership units constructed under the HOPE VI or other programs such as Section 8 Homeownership. Finally, in order to maintain the supply of affordable housing in the City, CHA may exercise its authority to use project based vouchers.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of quality 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, to 1 day – 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 five 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 Chatham Estates and Wellington Ridge.
- 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,
 - (iii) contracting vouchers outside the City limits
- 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.

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.
- 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.
- 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 accessible units for families with disabilities designated at Matopos Hills and William Penn Homes, 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 at Chatham Senior Village designated for households with disabilities.

 - X In CHA's Section 8 program, landlords are required to make "reasonable accommodation" for households with disabilities, and voucher-holders can move to different unit(s) 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. (*This may include outside the City limits*).
- 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 Receiver objectives and consultation with Federal Court.
 - Influence of age and condition of available housing stock.

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 2003 grants)		
a) Public Housing Operating Fund	\$2,975,026	
b) Public Housing Capital Fund	\$2,648,200	
c) HOPE VI Revitalization	\$300,000	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$12,144,895	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$0	
h) Community Development Block Grant	\$0	
i) HOME	\$0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$2,036,000	Public Housing Operations
4. Other income (list below)	\$99,000	
Heartley Homes Income		
Excess Utilities	\$22,550	Public Housing Operations
Interest	\$1,200	Public Housing Operations
5. Non-federal sources (list below)		
Total resources	\$20,224,471	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 ©]

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)

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.
 Home Visit.
 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).

(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.
 Other (describe).

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

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

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?

7 1 for each of 5 sites, plus 2 separate lists for designated seniors at Chatham Estates, and Wellington Ridge for a maximum of 7 lists.

****3 of the lists (Chatham Estates Senior Village, Wellington Ridge Senior Village, and Wellington Ridge Family Units are managed by a private firm).***

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?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 7 (If qualified).

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 Alternative Management Entity of tax credit properties developed with mixed finance under HOPE VI.

(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.
- 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)

- 2 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.
- 4 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

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: See Attachment E

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: See Attachment E

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).
 Other (list below).
Previous Address/Landlord of the Tenant.

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/name of Landlord 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).

(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:

If, at the end of 60 days, the voucher holder has not submitted a Request for Tenancy Approval, the voucher will expire unless the family has requested and received approval for an extension. Extensions will be approved for good cause, including, but not limited to:

- Illness or hospitalization during the initial 60 days, or
- Difficulty in locating units suitable for large families, units that will accommodate special needs of the family, and units in areas with low concentrations of poverty and minorities.

Extensions are given for an additional 60 days. Further extensions may be given in instances of severe hardship. CHA will provide a full 120 days for applicants with disabilities to utilize their vouchers to find suitable housing. Further extensions may be given in instances of severe hardship.

(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)

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

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition).

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)

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):

CHA may consider increasing flat rents at its developments after an analysis of the local market and the tenants it will serve.

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 (Reflects proposed increase for FY 2004)

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* part 11 Minimum Rent

CHA may grant an exemption from the minimum rent requirement if the family is unable to pay the minimum rent as a result of financial hardship. Such hardships may include:

- Loss of, or awaiting a determination of, eligibility for a Federal, State, or local assistance program (unless the loss results from the imposition of welfare sanctions).
- Pending eviction as a result of the imposition of minimum rent.
- A decrease in the family's income because of changed circumstances, including the loss of employment.
- A death in the family.
- Other circumstances determined by CHA or HUD.

Any request for a hardship exemption must be made in writing.

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)

CHA is a High Performing agency filing a “Streamlined Plan.”

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.
- 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 (includes HOPE VI sites)	982 units	6%
Section 8 Vouchers	1475	200 Move Outs
Section 8 Certificates	0	None
Section 8 Mod Rehab	3	None
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs (list individually)	N/A	
Economic Development and Supportive Services (EDSS)	N/A	
HOPE VI		
HOPE VI		
Family Self-Sufficiency	72	2%

(FSS)		
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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, Management Plan for Wellington Ridge and for Chatham Estates Senior Village.
- (2) **Section 8 Management: (list below)**
Administrative Plan, Briefing Packet, Section 8 Video, Housekeeping Video, and Standard Operating Procedures.

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.

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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 A. On February 20, 2004, CHA was notified of the award of a second five year increment of RHF. A development proposal will be submitted by CHA to HUD by April 30, 2004. Upon Approval of that proposal, CHA will submit an Annual Statement for its Replacement Housing Factor Funds.

-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 A.

-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 (Non-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: Chatham Estates Family Units.
Chatham Estates Senior Village.
Wellington Ridge Phase I.
Wellington Ridge Phase II.
2. Development (project) numbers: PA26-007-013.
PA26-007-014.
PA26-007-015.
PA26-007-016.
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 all 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:
Chester Towers.

- 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:
- Homeownership projects 50 units off-site at Wellington Ridge and a minimum of 20 units pending award of a HOPE VI grant for the Chester Towers.
 - Senior Housing: At the Chester Towers and adjacent neighborhood, Matopos Hills and Chatham Estates.
 - Housing for the disabled at Chatham Estates

- 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:
- Senior Housing: At the Chester Towers and adjacent neighborhood, Matopos Hills and Chatham Estates.
 - Housing for the disabled at Chatham Estates

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:	McCaffery Village (now Wellington Ridge)
1b. Development (project) number:	PA26-007-015 & PA26-007-016
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/> Application for retail component: “Shops at Wellington Ridge.”
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission:	December 2001
5. Number of units affected: 150 (see below):	
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: December 2001 b. Projected end date of activity: April 30, 2002

Demolition/Disposition Activity Description	
1a. Development name:	Chester Housing Authority’s Administrative Building
1b. Development (project) number:	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: January, 2004</p>
<p>5. Number of units affected: 1 (see below):</p>
<p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: January 2004</p> <p>b. Projected end date of activity: June 2005</p>

Demolition/Disposition Activity Description
<p>1a. Development name: Matopos Hills (approximately 3 acres of land).</p> <p>1b. Development (project) number: PA26-007-013</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p style="padding-left: 100px;">Disposition <input checked="" type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: July 2004</p>
<p>5. Number of units affected: 0 (see below): (approximately 3 Acres of Land --- not developed).</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: November 2004</p> <p>b. Projected end date of activity: March 2005</p>

Demolition/Disposition Activity Description
<p>1a. Development name: Chester Housing Authority's Maintenance Building</p> <p>1b. Development (project) number:</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p style="padding-left: 100px;">Disposition <input checked="" type="checkbox"/></p>

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: July 1, 2004</p>
<p>5. Number of units affected: (see below):</p>
<p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: July 1, 2004</p> <p>b. Projected end date of activity: January 2005</p>

Demolition/Disposition Activity Description
<p>1a. Development name: Chester Towers (2 buildings)</p>
<p>1b. Development (project) number:</p>
<p>2. Activity type: Demolition <input checked="" type="checkbox"/></p> <p>Disposition <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: March 2004</p>
<p>5. Number of units affected: (see below):</p>
<p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: April 2004</p> <p>b. Projected end date of activity: March 2005</p>

Demolition/Disposition Activity Description
<p>1a. Development name: Matopos Hills, 7 units and community center</p>
<p>1b. Development (project) number:</p>
<p>2. Activity type: Demolition <input checked="" type="checkbox"/></p> <p>Disposition <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>

4. Date application approved, submitted, or planned for submission: July 2004
5. Number of units affected: (see below):
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: November 2004 b. Projected end date of activity: March 2005

Demolition/Disposition Activity Description	
1a. Development name:	Chatham Estates - parcel
1b. Development (project) number:	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	July 2004
5. Number of units affected: (see below):	
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: November 2004 b. Projected end date of activity: March 2005

Demolition/Disposition Activity Description	
1a. Development name:	Matopos Hills - parcel
1b. Development (project) number:	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	July 2004
5. Number of units affected: (see below):	
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: November 2004</p> <p>b. Projected end date of activity: March 2005</p>

Demolition/Disposition Activity Description	
1a. Development name:	Chester Towers, parcel
1b. Development (project) number:	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	March 2004
5. Number of units affected: (see below):	300
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: April 2004 b. Projected end date of activity: March 2005

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.)

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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:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input 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 type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the developments	

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:)

Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

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) homeownership 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.)

CHA is a High Performing agency filing a “Streamlined Plan.”

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.

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name	
1b. Development (project) number:	
2. Federal Program authority: None of these programs applicable	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<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 type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	

5. Number of units affected:
6. Coverage of action: (select one)
- Part of the development
- 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:

Tenants in good standing with no lease violations.

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.

CHA is a High Performing agency filing a "Streamlined Plan."

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/MM/YY

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)

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.)

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)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

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.

- 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).
City and public housing developments are often unsafe, especially at night.

2. What information or data did the PHA use 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.
Matopos Hills.
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. *Mediation and Conflict Resolution Training.-completed.*
- Crime Prevention Through Environmental Design.
- Activities targeted to at-risk youth, adults, or seniors.
- Volunteer Resident Patrol/Block Watchers Program.
- Other (describe below)
 - 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.
Matopos Hills.
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).
 - CHA has two-way radio communications between CHA police and the City of Chester Police Department.

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

William Penn.
Matopos Hills.
Chester Towers.

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.

N/A

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.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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 June 30, 2002
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? 4
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)? March 5, 2004

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.

CHA is a High Performing agency filing a “Streamlined Plan.”

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)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

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)
 Comments centered on modernization tasks which were subsequently included in the Capital Fund Annual FY 2004 Statement or 5-Year Action Plan.

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.
 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 [REDACTED].

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 [REDACTED].

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 an Advisory Board, composed of 6 local representatives, one, which is a Chester Housing Authority resident. Please see Attachment B. *However, after the conclusion of the Receivership there will be a Resident elected and serving on the PHA Board as stated in the Court approved By-Laws.*

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 [REDACTED].**

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)
 - The City of Chester's Consolidated Plan states (p.71) "through implementation of its housing, community development and economic development program, the City of Chester expects to reduce the number of families with income below the poverty level."- *The Chester Housing Authority's Supportive Services Department works with CHA residents to improve their economic circumstances by providing case management, job training opportunities, expanding educational opportunities, and other related supportive service initiatives.*
 - The City of Chester's Consolidated Plan states (p.45) "the City has experienced a gradual increase in the number of renters in occupied housing units. Homeownership establishes permanence and fosters a sense of pride in the community. Increased homeownership in the City of Chester expands investment in the community." --*The Chester Housing Authority has constructed twenty-six homeownership units as part of a HOPE VI initiative. The combination of a high quality product, competitive pricing, low downpayment requirement, and an intense level of homeownership counseling ensured the Wellington Ridge Homes will met the needs of the marketplace.*
- Other: (list below).

4. 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
Capital Fund Program Annual Statement and 5-Year Action Plan

ATTACHMENT B
Resident Membership of the PHA Governing Board

This section is not applicable for the Chester Housing Authority. The Chester Housing Authority operates under a Federal Court-Ordered Receivership. The Receiver acts as the Board of Commissioners. CHA does have a Board of Commissioners Designee composed of eight (8) City of Chester Residents, three (3) of which receive assistance from CHA. The members of the Board of Commissioners Designee were interviewed and selected by the Honorable Judge Normal L. Shapiro, who received recommendations from the Receiver and the Mayor of the City of Chester. The current Board serves in an advisory capacity, and a selected number will assume the role of a typical Board upon the termination of the Receivership.

ATTACHMENT C
Membership of the Resident Advisory Board

In accordance with Section 511 of the United States Housing Act and regulations found at 24 CFR 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 Advisory Board:

1. Yvonne Carrington
Section 8 Resident
2. McClure Collins
President, Chester Towers Resident Council
3. Ruth Minor
President, Chatham Estates Senior Village Resident Council
4. Loretta Rankin
President, Matopos Hills Resident Council
5. Takina Stewart
Section 8 Resident
6. Ernestine Tilghman
President, Wellington Ridge Resident Council
7. Dolores Walker
President, William Penn Resident Council
8. Portia West
President, Chatham Estates Resident Council

ATTACHMENT D
Definition for Significant Modification to the Agency Plan

The Chester Housing Authority constitutes a “significant amendment or modification” to the Agency Plan for the following types of actions:

1. Demolition Plan
2. Disposition Plan
3. Designation Plan

Any other change to the Agency Plan after the approval process does not constitute a significant amendment or modification.

ATTACHMENT E
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)]
Matopos Hills	269		See Below

ADMISSIONS POLICY FOR DECONCENTRATION

Chester Housing Authority’s admission policy is designed to provide for the deconcentration of poverty throughout its communities. While the ultimate goal of Chester Housing Authority 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. Chester Housing Authority 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.)

These means are having an impact. A significant number of Chester Housing Authority residents are being placed in jobs. The percentage of working households in Chester Housing Authority 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 Chester Housing Authority 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.

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.

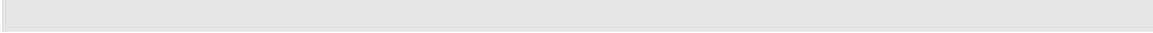
Methodology

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

The first step is 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 three covered properties, Chatham Estates, William Penn and Matopos Hills, is \$11,989.

The next step in the process is to determine the average household income for all families residing in each particular covered development. The average household income for the William Penn is \$10,498, Matopos Hills, \$10,033, and Chatham Estates \$15,437.

The third step is to identify the Established Income Range (EIR), defined as the range of incomes between 85% and 115% of CHA's Authority-wide average for the covered developments. Once the EIR had been established, CHA will determine which developments are outside of the range. Based on an Authority-wide average of \$11,989 the EIR is calculated to be between \$10,191 and \$13,787.



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: PA26P00750104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
--	---	--

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	19,444.92			
3	1408 Management Improvements	129,649.40			
4	1410 Administration	64,824.70			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	98,376.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	45,000.00			
10	1460 Dwelling Structures	231,917.98			
11	1465.1 Dwelling Equipment—Nonexpendable	9,034.00			
12	1470 Nondwelling Structures	50,000.00			
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 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	648,247.00			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	124,649.40			
25	Amount of Line 21 Related to Security – Hard Costs	35,000.00			
26	Amount of line 21 Related to Energy Conservation Measures	0			

**Annual Statement \ Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part I: Summary

HA Name: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA 26 -P00750100		FFY of Grant Approval: 2000	
<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 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Revised 1	Revised 2	Obligated	
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10% of line 19)	\$329,626.10	\$329,626.10	\$329,626.10	\$329,626.10
3	1408	Management Improvements Soft Costs	\$621,171.00	\$ 659,252.20	\$ 659,252.20	\$ 641,619.83
4	1410	Administration	\$329,626.10	\$ 329,626.10	\$ 329,626.10	\$ 300,936.54
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Architectural & Engineering Fees	\$311,908.63	\$ 1,262,248.38	\$ 1,262,248.31	\$1,254,412.96
8	1440	Site Acquisition	\$40,000.00	\$ -	\$ -	\$ -
9	1450	Site Improvement	\$152,100.00	\$ 5,790.00	\$ 5,790.00	\$ 5,790.00
10	1460	Dwelling Structures	\$1,310,980.67	\$ 397,970.64	\$ 397,970.64	\$ 396,623.64
11	1465	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures	\$0.00	\$ -	\$ -	\$ -
13	1475	Nondwelling Equipment	\$86,496.00	\$ 86,545.75	\$ 86,545.75	\$ 86,309.61
14	1485	Demolition	\$40,000.00	\$ -	\$ -	\$ -
15	1490	Replacement Reserve				
16	1492	Moving to Work Demonstration				
17	1495	Relocation Costs	\$14,360.00	\$14,360.00	\$14,360.00	\$14,480.80
18	1499	Development Activities	\$59,992.50	\$210,841.83	\$210,841.83	\$182,449.53
19	1502	Contingency (may not exceed 8% of line 19)	\$0.00	\$ -	\$ -	\$ -
20	Amount of Annual Grant (Sum of lines 2-18)		\$ 3,296,261.00	\$ 3,296,261.00	\$ 3,296,260.93	\$ 3,212,249.01
	Amount of line 20 Related to LBP Activities		\$ -			
	Amount of line 20 Related to Section 504 Compliance		\$ -			
	Amount of line 20 Related to Security		\$ 534,466.65	\$ 616,131.32	\$ 616,131.32	\$ 598,498.95
	Amount of line 20 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

form HUD - 52837 (10/96)

ref Handbook 7485.3

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity # Units	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Revised 1	Revised 2	Funds Obligated	Funds Expended	
1406 General Operations								
HA Wide	General Operations	1406	989	\$329,626.10	\$329,626.10	\$329,626.10	\$329,626.10	Completed
	Sub Total =	1406		\$329,626.10	\$329,626.10	\$329,626.10	\$329,626.10	
1408 Management Improvements								
HA Wide	Security	1408	989	\$534,466.65	\$616,131.32	\$616,131.32	\$598,498.95	Fully expended by 2/13/04
	Resident Services Staff	1408		\$25,000.00	\$0.00	\$0.00	\$0.00	
	Training	1408		\$9,562.00	\$0.00	\$0.00	\$0.00	
	Computer Hardware & Software	1408	989	\$52,142.35	\$43,120.88	\$43,120.88	\$43,120.88	Completed
	Sub Total =	1408		\$621,171.00	\$659,252.20	\$659,252.20	\$641,619.83	
1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410	989	\$290,626.10	\$319,781.08	\$319,781.08	\$291,091.52	Fully expended by 2/13/04
	Modernization Legal Costs	1410		\$25,000.00	\$0.00	\$0.00	\$0.00	
	Bid Advertisements	1410	989	\$14,000.00	\$9,845.02	\$9,845.02	\$9,845.02	Completed
	Sub Total =	1410		\$329,626.10	\$329,626.10	\$329,626.10	\$300,936.54	
1430 Architectural & Engineering Fees								
HA Wide	Receivers Fees	1430	989	\$100,379.95	\$958,931.29	\$992,684.20	\$992,684.20	completed
	Indefinite Quantity A&E Services	1430	989	\$0.00	\$160,000.00	\$160,000.00	\$152,164.65	Fully expended by 2/13/04
	Grant Application Services	1430	989	\$45,000.00	\$45,000.00	\$16,800.00	\$16,800.00	completed
	Modernization Legal Costs	1430	989	\$123,000.00	\$96,830.59	\$91,277.61	\$91,277.61	completed
	Environmental Consultants	1430	989	\$35,028.68	\$1,486.50	\$1,486.50	\$1,486.50	completed
	Bid Document Preparation	1430		\$8,500.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1430		\$311,908.63	\$1,262,248.38	\$1,262,248.31	\$1,254,412.96	
1450 Site Improvement								
HA Wide	Landscaping/Fine Grading/Seeding	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Site Signage	1450	989	\$15,000.00	\$5,790.00	\$5,790.00	\$5,790.00	completed
	Sub Total =	1450		\$15,000.00	\$5,790.00	\$5,790.00	\$5,790.00	
1475 Non-Dwelling Equipment								
HA Wide	Automotive Equipment	1475	989	\$60,000.00	\$60,726.50	\$60,726.50	\$60,726.50	completed
	Office Furniture	1475	989	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	completed
	Computer Hardware	1475	989	\$23,996.00	\$23,319.25	\$23,319.25	\$23,083.11	completed
	Sub Total =	1475		\$86,496.00	\$86,545.75	\$86,545.75	\$86,309.61	

(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 # Units	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Revised 1	Revised 2	Funds Obligated	Funds Expended	
1502 Contingency								
HA Wide	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1502		\$0.00	\$0.00	\$0.00	\$0.00	
HA WIDE TOTALS				\$1,693,827.83	\$2,673,088.53	\$2,673,088.46	\$2,618,695.04	
1440 Property Purchase								
William Penn PA 7 - 10	Site Acquisition	1440		\$40,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1440		\$40,000.00	\$0.00	\$0.00	\$0.00	
1450 Site Improvement								
William Penn PA 7 - 10	Site Bituminous Paving & Drainage	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Site Fencing & Landscaping	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1450		\$0.00	\$0.00	\$0.00	\$0.00	
1470 Non-Dwelling Structures								
William Penn PA 7 - 10	Comm. Center Drainage & Sump Pump	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Emergency Lights- Comm Center	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Renovate Maintenance Shop	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1470		\$0.00	\$0.00	\$0.00	\$0.00	
1499 Development Activities								
William Penn PA 7 - 10	Settlements	1499		\$0.00	\$0.00	\$0.00	\$0.00	
	Inspection Services	1499		\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1499		\$0.00	\$0.00	\$0.00	\$0.00	
William Penn Totals				\$40,000.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Construction								
Chester Towers I & II PA 7 - 6	Automatic Fire Sprinkler System	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Kitchen Appliances/Cabinets	1460	25	\$20,000.00	\$7,943.00	\$7,943.00	\$12,219.55	completed
	CCTV Security System/Call System	1460		\$32,200.00	\$0.00	\$0.00	\$0.00	
	Fire Alarm System	1460	300	\$92,600.00	\$100,800.00	\$100,800.00	\$96,600.00	completed
	Heating System Control Repair	1460		\$64,000.00	\$0.00	\$0.00	\$0.00	
	New locks for all apartments	1460		\$75,000.00	\$0.00	\$0.00	\$0.00	
	Upgrade elevator cabs	1460	300	\$288,100.00	\$284,896.97	\$284,896.97	\$284,896.97	completed
	Asbestos encapsulation	1460		\$600,000.00	\$0.00	\$0.00	\$0.00	
	Air conditioners in lobbies	1460		\$100,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1460		\$1,271,900.00	\$393,639.97	\$393,639.97	\$393,716.52	
Chester Towers Totals				\$1,271,900.00	\$393,639.97	\$393,639.97	\$393,716.52	

(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 # Units	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Revised 1	Revised 2	Funds Obligated	Funds Expended	
1485 Demolition								
Scattered Sites PA 7 - 8	Demolition	1485		\$40,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1485		\$40,000.00	\$0.00	\$0.00	\$0.00	
				\$40,000.00	\$0.00	\$0.00	\$0.00	
1450 Site Improvement								
Matopos Hills PA 7 - 11	Site Fencing	1450		\$12,100.00	\$0.00	\$0.00	\$0.00	
	Drainage & Erosion Control Phase 2	1450		\$125,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1450		\$137,100.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Construction								
Matopos Hills 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	
1499 Development Activities								
Matopos Hills PA 7 - 11	Stong Settlement	1499	269	\$0.00	\$156,735.83	\$156,735.83	\$156,735.83	final payment due 12/2004
	Sub Total =	1495		\$0.00	\$156,735.83	\$156,735.83	\$156,735.83	
Matopos Hills Totals				\$171,850.00	\$156,735.83	\$156,735.83	\$156,735.83	
1460 Dwelling Construction								
Chatham Family PA 7 - 13	Boiler Replacement (Wescott)	1460	1	\$1,324.76	\$1,324.76	\$1,324.76	\$1,324.76	completed
	Boiler Replacement (C&C)	1460	1	\$498.90	\$498.90	\$498.90	\$0.00	waiting for closeout docs
	Sub Total =	1460		\$1,823.66	\$1,823.66	\$1,823.66	\$1,324.76	
1495								
Chatham Family PA 7 - 13	Relocation of Residents	1495	30	\$14,360.00	\$14,360.00	\$14,360.00	\$14,480.80	completed
	Sub Total =	1495		\$14,360.00	\$14,360.00	\$14,360.00	\$14,480.80	
Chatham Family Totals				\$16,183.66	\$16,183.66	\$16,183.66	\$15,805.56	
1460 Dwelling Construction								
Wellington PA 7 - 15	Boiler Replacement (Wescott)	1460	1	\$1,582.36	\$1,582.36	\$1,582.36	\$1,582.36	completed
	Boiler Replacement (C&C)	1460	1	\$924.65	\$924.65	\$924.65	\$0.00	waiting for closeout docs
	Sub Total =	1460		\$2,507.01	\$2,507.01	\$2,507.01	\$1,582.36	
1499 Development Activities								
Wellington PA 7 - 15	Off Site Acquisition	1499		\$0.00	\$0.00	\$0.00	\$0.00	
	Inspection Services (RVE)	1499	110	\$54,522.00	\$50,000.00	\$50,000.00	\$21,607.70	completed
	Environmental (Synertech)	1499	110	\$5,470.50	\$4,106.00	\$4,106.00	\$4,106.00	completed
	Sub Total =	1499		\$59,992.50	\$54,106.00	\$54,106.00	\$25,713.70	
Wellington Ridge Totals				\$62,499.51	\$56,613.01	\$56,613.01	\$27,296.06	

(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

Comprehensive Grant Program **Part III: Implementation Schedule**

**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	All Funds Obligated			All Funds Expended			Reasons for revised Target Dates
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1406 Operations							
HA Wide	3/31/2002		9/30/2002	9/30/2003	9/30/2003	9/30/2003	
1408 Management Improvements							
HA Wide	3/31/2002		9/30/2002	9/30/2003	2/28/2004		
1410 Administration							
HA Wide	3/31/2002		9/30/2002	9/30/2003	2/28/2004		
1430 Architectural & Engineering Fees							
HA Wide	3/31/2002		9/30/2002	9/30/2003	3/31/2004		
1450 Site Improvement							
HA Wide	3/31/2002		9/30/2002	9/30/2003	9/30/2004		
1475 Nondwelling Equipment							
HA Wide	3/31/2002		9/30/2002	9/30/2003	9/30/2004		
1502 Contingency							
HA Wide							
1440 Wm Penn - Site Acquisition							
PA 7 - 10	3/31/2002						
1450 Wm Penn - Site Improvements							
PA 7 - 10	3/31/2002						

(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			All Funds Expended			Reasons for revised Target Dates
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1470 Wm Penn - Non-Dwelling Structures							
PA 7 - 10	3/31/2002						
1499 Wm Penn - Mod Used for Developmen							
PA 7 - 10	3/31/2002						
1460 Dwelling construction - Chester Towers							
PA 7 - 6	3/31/2002		9/30/2002	9/30/2003	3/31/2004		
1485 Demolition							
Scat Sites	3/31/2002						
PA 7 - 8							
1450 Site Improvement							
Matopos	3/31/2002						
PA 7 - 11							
1460 Dwelling Structures							
Matopos	3/31/2002						
PA 7 - 11							
1499 Development Activities							
Matopos			9/30/2002	9/30/2003	12/31/2003	12/31/2003	
PA 7 - 11							
1495 Relocation							
Wellington	3/31/2002						
PA 7 - 15							
1498 Mod Used for Development							
Wellington	3/31/2002		9/30/2002	9/30/2003	3/31/2004		
PA 7 - 15							

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

HA Name: CHESTER HOUSING AUTHORITY		Comprehensive Grant Number: PA26R00750100		FFY of Grant Approval: 2000	
<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 12/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Revised 1	Revised 2	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	\$ 260,000.00	\$ 378,121.55	\$ 378,121.55	\$ 378,121.55
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 377,299.00	\$ 267,029.45	\$ 267,029.45	\$ 238,772.42
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	\$ 724,749.00	\$ 716,897.00	\$ 716,897.00	\$ 716,897.00
19	1502 Contingency (may not exceed 8% of line 19)				
20	Amount of Annual Grant (Sum of lines 2-18)	\$ 1,362,048.00	\$ 1,362,048.00	\$ 1,362,048.00	\$ 1,333,790.97
	Amount of line 20 Related to LBP Activities	\$0.00			
	Amount of line 20 Related to Section 504 Compliance	\$0.00			
	Amount of line 20 Related to Security	\$0.00			
	Amount of line 20 Related to Energy Conservation Measur	\$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

form HUD - 52837 (10/96)

ref Handbook 7485.3

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
				Revised 1	Revised 2	Funds Obligated (2)	Funds Expended (2)	
1430 Fees and Costs								
Chatham Family PA 7 - 13	Construction Management (BFZ)	1430	110	\$ 260,000.00	\$ 378,121.55	\$ 378,121.55	\$ 378,121.55	Completed
	Sub Total =	1430		\$ 260,000.00	\$ 378,121.55	\$ 378,121.55	\$ 378,121.55	
1460 Dwelling Construction								
Chatham Family PA 7 - 13	Dwelling Construction	1460	110	\$ 377,299.00	\$ 267,029.45	\$ 267,029.45	\$ 238,772.42	Completed, \$ to be funged
	Sub Total =	1460		\$ 377,299.00	\$ 267,029.45	\$ 267,029.45	\$ 238,772.42	
1499 Development Activities								
Chatham Family PA 7 - 13	New Construction	1499		\$ -	\$ -	\$ -	\$ -	
	Construction Management (BFZ)	1499		\$ -	\$ -	\$ -	\$ -	
	Sub Total =	1499		\$ -	\$ -	\$ -	\$ -	
CHATHAM FAMILY PA 7 - 13 TOTALS				\$ 637,299.00	\$ 645,151.00	\$ 645,151.00	\$ 616,893.97	
1499 Development Activities								
Wellington Ridge PA 7 - 16	New Construction	1499	110	\$ 545,749.00	\$ 545,749.00	\$ 545,749.00	\$ 545,749.00	Completed
	Program Management (ABT)	1499	110	\$ 179,000.00	\$ 171,148.00	\$ 171,148.00	\$ 171,148.00	Completed
	Sub Total =	1499		\$ 724,749.00	\$ 716,897.00	\$ 716,897.00	\$ 716,897.00	
WELLINGTON RIDGE 7 - 16 TOTALS				\$ 724,749.00	\$ 716,897.00	\$ 716,897.00	\$ 716,897.00	

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	
1430 Fees & Costs							
PA 7 - 13	10/16/2002		6/30/2001	10/16/2003		12/31/2002	
1460 Dwelling Construction							
PA 7 - 13	10/16/2002		6/30/2001	10/31/2005			
1499 Development Activities							
PA 7 - 13	10/16/2002			10/31/2005			
1499 Development Activities							
PA 7 - 15	10/16/2002		6/30/2001	10/16/2003		12/31/2002	

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1499 Development Activities		Line Item Budget Amount			
				\$360,000.00	
				Expenditures	
		Budget Amount	Obligated Amount	Expended	(Over)/Under Amount Obligated
		\$360,000.00	\$260,000.00	\$260,000.00	\$0.00
	BFZ	\$260,000.00	\$260,000.00	\$260,000.00	\$0.00
					\$0.00
					\$0.00
1498	Totals	\$620,000.00	\$260,000.00	\$260,000.00	\$0.00
	(Over)/Under Budget			\$100,000.00	
	Percentage of total budget			#DIV/0!	
	budget for this line item obligated		72.22%		
	in not obligated/(over) budgeted amt		\$360,000.00		

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1499 Development Activities		Line Item Budget Amount			
				\$1,002,048.00	
				Expenditures	
		Budget Amount	Obligated Amount	Expended	(Over)/Under Amount Obligated
		\$1,002,048.00	\$155,882.00	\$171,148.00	(\$15,266.00)
	Abt Assoc		\$155,882.00	\$171,148.00	(\$15,266.00)
					\$0.00
					\$0.00
1498	Totals	\$1,002,048.00	\$155,882.00	\$171,148.00	(\$15,266.00)
	(Over)/Under Budget			\$830,900.00	
	Percentage of total budget			#DIV/0!	
	budget for this line item obligated		15.56%		
	in not obligated/(over) budgeted amt		\$846,166.00		

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 3/8/2000	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 and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

HA Name: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA 26 -P00750101		FFY of Grant Approval: 2001	
<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 _12/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Revision 1 (9/30/02)	Revision 2 (6/23/03)	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10% of line 19)				
3	1408	Management Improvements	\$277,733.40	\$277,733.40	\$277,733.40	\$277,532.99
4	1410	Administration	\$133,866.70	\$133,866.70	\$133,866.70	\$133,583.10
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Architectural & Engineering Fees	\$263,813.49	\$333,233.62	\$333,233.62	\$332,415.03
8	1440	Site Acquisition	\$52,000.00	\$0.00	\$0.00	\$0.00
9	1450	Site Improvement	\$412,028.28	\$327,325.28	\$290,297.00	\$154,156.75
10	1460	Dwelling Structures	\$210,000.00	\$254,925.00	\$185,062.25	\$37,796.10
11	1465	Dwelling Equipment - Nonexpendable	\$15,000.00	\$30,000.00	\$30,000.00	\$28,140.00
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment	\$20,000.00	\$31,583.00	\$31,583.00	\$31,583.00
14	1485	Demolition				
15	1490	Replacement Reserve				
16	1492	Moving to Work Demonstration				
17	1495	Relocation Costs				
18	1499	Development Activities				
19	1502	Contingency (may not exceed 8% of line 20)	\$4,225.13	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-18)		\$ 1,388,667.00	\$ 1,388,667.00	\$ 1,281,775.97	\$ 995,206.97
	Amount of line 20 Related to LBP Activities		\$0.00			
	Amount of line 20 Related to Section 504 Compliance		\$0.00			
	Amount of line 20 Related to Security		\$ 277,733.40	\$ 277,733.40	\$ 277,733.40	\$ 277,532.90
	Amount of line 20 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.

form HUD - 52837 (10/96)

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

ref Handbook 7485.3

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		Status of Proposed Work 2
				Revision 1	Revision 2	Funds Obligated	Funds Expended	
1408 Management Improvements								
HA Wide	Security	1408	989	\$277,733.40	\$277,733.40	\$277,733.40	\$277,532.99	Completed
	Sub Total =	1408		\$277,733.40	\$277,733.40	\$277,733.40	\$277,532.99	
1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410	989	\$133,866.70	\$133,866.70	\$133,866.70	\$133,583.10	Completed by 2/29/04
	Sub Total =	1410		\$133,866.70	\$133,866.70	\$133,866.70	\$133,583.10	
1430 Architectural & Engineering Fees								
HA Wide	Receivers Fees	1430	989	\$232,313.49	\$232,313.49	\$232,313.49	\$232,313.49	Completed
	Indefinite Quantity A&E Services	1430	989	\$0.00	\$99,485.39	\$99,485.39	\$98,857.80	Completed by 6/30/04
	Financial Consultants	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	Modernization Legal	1430		\$27,500.00	\$0.00	\$0.00	\$0.00	
	Construction Bid Documents	1430	989	\$4,000.00	\$1,434.74	\$1,434.74	\$1,243.74	Completed
	Sub Total =	1430		\$263,813.49	\$333,233.62	\$333,233.62	\$332,415.03	
1475 Nondwelling Equipment								
HA Wide	Automotive Equipment	1475	989	\$20,000.00	\$31,583.00	\$31,583.00	\$31,583.00	Completed
	Sub Total =	1475		\$20,000.00	\$31,583.00	\$31,583.00	\$31,583.00	
1502 Contingency								
HA Wide	Contingency	1502		\$4,225.13	\$0.00	\$0.00	\$0.00	
	Sub Total =	1502		\$4,225.13	\$0.00	\$0.00	\$0.00	
HA Wide Totals				\$699,638.72	\$776,416.72	\$776,416.72	\$775,114.12	

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		Status of Proposed Work 2
				Revision 1	Revision 2	Funds Obligated	Funds Expended	
1460 Dwelling Structures								
Chester Towers	Air Conditioning in Lobbies	1460	300	\$100,000.00	\$172,925.00	\$172,925.00	\$0.00	In design
	Exterior Painting	1460		\$35,000.00	\$0.00	\$0.00	\$0.00	
	Kitchen Cabinets	1460	10	\$5,000.00	\$12,000.00	\$12,137.25	\$37,796.10	Completed
PA 7-6	Sub Total =	1460		\$140,000.00	\$184,925.00	\$185,062.25	\$37,796.10	
1465 Dwelling Equipment-Nonexpendable								
Chester Towers	Appliances	1465	40	\$15,000.00	\$30,000.00	\$30,000.00	\$28,140.00	Completed by 3/31/04
PA 7-6	Sub Total =	1465		\$15,000.00	\$30,000.00	\$30,000.00	\$28,140.00	
Chester Towers Totals				\$155,000.00	\$214,925.00	\$215,062.25	\$65,936.10	
1440 Site Acquisition								
William Penn	Site Acquisition	1440		\$52,000.00	\$0.00	\$0.00	\$0.00	
PA 7-10	Sub Total=	1440		\$52,000.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Structures								
William Penn	Exterior Painting	1460	35	\$35,000.00	\$35,000.00	\$0.00	\$0.00	
PA 7-10	Sub Total=	1460		\$35,000.00	\$35,000.00	\$0.00	\$0.00	
William Penn Totals				\$87,000.00	\$35,000.00	\$0.00	\$0.00	
1450 Site Improvements								
Matopos Hills	Drainage and Road Improvements	1450	269	\$375,000.00	\$290,297.00	\$290,297.00	\$154,156.75	80% completed
	Repair/Replace Rear Stoops	1450	35	\$37,028.28	\$37,028.28	\$0.00	\$0.00	In design
PA 7-11	Sub Total =	1450		\$412,028.28	\$327,325.28	\$290,297.00	\$154,156.75	
1460 Dwelling Structures								
Matopos Hills	Exterior Painting	1460	35	\$35,000.00	\$35,000.00	\$0.00	\$0.00	In design by 4/04
PA 7-11	Sub Total =	1460		\$35,000.00	\$35,000.00	\$0.00	\$0.00	
Matopos Hills Totals				\$447,028.28	\$362,325.28	\$290,297.00	\$154,156.75	

Development Number \ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1408 Management Improvements							
HA Wide	3/31/2003	6/30/2002	6/30/2002	9/30/2004	12/31/2003		
1410 Administration							
HA Wide	12/31/2002	6/30/2002	6/30/2002	3/31/2003	3/31/2004		
1430 Architectural & Engineering Fees							
HA Wide	12/31/2002	6/30/2003	6/30/2003	3/31/2003	6/30/2004		
1475 NonDwelling Equipment							
HA Wide		12/31/2003	6/30/2003		3/31/2003		
1502 Contingency							
HA Wide							
1460 Dwelling Structures							
C. Towers	3/31/2002		6/30/2003		6/30/2005		
1465 Dwelling Equipment-Nonexpendable							
C. Towers	9/30/2003	6/30/2003	6/30/2003		6/30/2004		
1440 Site Acquisition							
W. Penn	9/30/2003						
1460 Dwelling Structures							
W. Penn	3/31/2003	3/31/2003			6/30/2005		
1450 Site Improvements							
Matopos	3/31/2002	6/30/2003		9/30/2003	6/30/2005		
1460 Dwelling Structures							
HA Wide		6/30/2003		9/30/2003	6/30/2005		

Annual Statement \ Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

HA Name: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA26R007501-01		FFY of Grant Approval: 2001	
<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 _12/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2		
		Revised 1	Revised 2	Obligated	Expended	
1	Total Non-CGP Funds					
2	1406 Operations (May not exceed 10% of line 19)					
3	1408 Management Improvements Soft Costs					
	Management Improvements Hard Costs					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Architectural & Engineering Fees	\$ 50,000.00	\$ 210,000.00	\$ 210,000.00	\$ 164,886.23	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$ 100,000.00	\$ -	\$ -	\$ -	
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	\$ 2,482,790.00	\$ 2,422,790.00	\$ 2,422,790.00	\$ 2,422,790.00	
19	1502 Contingency (may not exceed 8% of line 19)					
20	Amount of Annual Grant (Sum of lines 2-18)	\$ 2,632,790.00	\$ 2,632,790.00	\$ 2,632,790.00	\$ 2,587,676.23	
	Amount of line 20 Related to LBP Activities	\$0.00				
	Amount of line 20 Related to Section 504 Compliance	\$0.00				
	Amount of line 20 Related to Security	\$0.00				
	Amount of line 20 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:			

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)	
1499 Development Activities								
Wellington PA 7 - 15	Dwelling Construction	1499	50	\$ 1,981,790.00	\$ 1,921,790.00	\$ 1,921,790.00	\$ 1,921,790.00	Completed
	Inspection Services	1499	110	\$ -	\$ -		\$ -	
	Sub Total =	1499		\$ 1,981,790.00	\$ 1,921,790.00	\$ 1,921,790.00	\$ 1,921,790.00	
1499 Development Activities								
Wellington PA 7 - 16	Dwelling Construction	1499	50	\$ 501,000.00	\$ 501,000.00	\$ 501,000.00	\$ 501,000.00	Completed
					\$ -			
	Sub Total =	1499		\$ 501,000.00	\$ 501,000.00	\$ 501,000.00	\$ 501,000.00	
1430 Fees & Costs								
Chatham Family PA 7 - 13	Construction Management (BFZ)	1430	110	\$ 50,000.00	\$ 150,000.00	\$ 150,000.00	\$ 164,886.23	Completed
	Architectural/Engineering (DCI)	1430	110	\$ -	\$ 60,000.00	\$ 60,000.00	\$ -	Pending dispute resolution
	Sub Total =	1430		\$ 50,000.00	\$ 210,000.00	\$ 210,000.00	\$ 164,886.23	
1460 Dwelling Construction								
Chatham Family PA 7 - 13	Dwelling unit construction	1460		\$ 100,000.00	\$ -	\$ -	\$ -	
	Sub Total =	1460		\$ 100,000.00	\$ -	\$ -	\$ -	
1499 Development Activities								
Chatham Family PA 7 - 13	Dwelling Construction	1499		\$ -	\$ -	\$ -	\$ -	
	Construction Management (BFZ)	1499		\$ -	\$ -	\$ -	\$ -	
	Architectural/Engineering (DCI)	1499		\$ -	\$ -	\$ -	\$ -	
	Sub Total =	1499		\$ -	\$ -	\$ -	\$ -	
1499 Development Activities								
HA Wide	Site Acquisition	1499		\$ -	\$ -	\$ -	\$ -	
	Sub Total =	1499		\$ -	\$ -	\$ -	\$ -	

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	
1499 Development Activities							
PA 7 - 15	3/31/2003		9/30/2002	9/30/2004	9/30/2003	9/30/2003	
1499 Development Activities							
PA 7 - 16	3/31/2003		9/30/2002	9/30/2004	12/31/2002	12/31/2002	
1430 Fees and Costs							
PA 7 - 13	3/31/2002		9/30/2002	6/30/2002	6/30/2004		
1499 Development Activities							
PA 7-13							

Annual Statement \ Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

HA Name: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA 26 -P00750102		FFY of Grant Approval: 2002	
<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 _12/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10% of line 19)	\$ 47,740.00	\$ 47,740.00	\$ 43,503.26	\$ 43,012.92
3	1408	Management Improvements	\$177,681.20	\$177,681.20	\$174,255.23	\$174,255.23
4	1410	Administration	\$88,840.60	\$88,840.60	\$87,654.90	\$87,654.90
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Architectural & Engineering Fees	\$104,000.00	\$54,000.00	\$119.99	\$119.99
8	1440	Site Acquisition				
9	1450	Site Improvement	\$256,644.20	\$306,644.20	\$169,448.00	\$65,781.33
10	1460	Dwelling Structures	\$92,500.00	\$107,500.00	\$0.00	\$0.00
11	1465	Dwelling Equipment - Nonexpendable	\$15,000.00	\$0.00	\$0.00	\$0.00
12	1470	Nondwelling Structures	\$100,000.00	\$100,000.00	\$0.00	\$0.00
13	1475	Nondwelling Equipment	\$6,000.00	\$6,000.00	\$0.00	\$0.00
14	1485	Demolition				
15	1490	Replacement Reserve				
16	1492	Moving to Work Demonstration				
17	1495	Relocation Costs				
18	1499	Development Activities				
19	1502	Contingency (may not exceed 8% of line 19)				
20	Amount of Annual Grant (Sum of lines 2-18)		\$ 888,406.00	\$ 888,406.00	\$ 474,981.38	\$ 370,824.37
	Amount of line 19 Related to LBP Activities		\$ -			
	Amount of line 19 Related to Section 504 Compliance		\$ 38,062.00	\$ 38,062.00	\$ -	\$ -
	Amount of line 19 Related to Security		\$ 167,681.20	\$ 167,681.20	\$ -	\$ -
	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

form HUD - 52837 (10/96)

ref Handbook 7485.3

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		Status of Proposed Work
				Original	Revised 1	Funds Obligated	Funds Expended	
1406 Operations								
HA-Wide	General Operations	1406	989	\$ 47,740.00	\$47,740.00	\$43,503.26	\$43,012.92	91% completed
	Sub-Total	1406		\$ 47,740.00	\$47,740.00	\$43,503.26	\$43,012.92	
1408 Management Improvements								
HA Wide	Security	1408	989	\$167,681.20	\$167,681.20	\$171,715.41	\$171,715.41	completed by 3/31/04
	Staff Training	1408	989	\$10,000.00	\$10,000.00	\$2,539.82	\$2,539.82	
	Sub Total =	1408		\$177,681.20	\$177,681.20	\$174,255.23	\$174,255.23	
1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410.1	989	\$83,840.60	\$83,840.60	\$87,124.68	\$87,124.68	completed by 3/31/04
	Bid Advertisements	1410.19	989	\$5,000.00	\$5,000.00	\$530.22	\$530.22	completed
	Sub Total =	1410		\$88,840.60	\$88,840.60	\$87,654.90	\$87,654.90	
1430 Architectural & Engineering Fees								
HA Wide	Receivers Fees	1430.2		\$0.00	\$0.00	\$0.00	\$0.00	
	Indefinite Quantity A&E Services	1430.1		\$50,000.00	\$0.00	\$0.00	\$0.00	
	Financial Consultants	1430.2		\$0.00	\$0.00	\$0.00	\$0.00	
	Modernization Legal	1430.2		\$0.00	\$0.00	\$0.00	\$0.00	
	Construction Bid Documents	1430.19	989	\$4,000.00	\$4,000.00	\$119.99	\$119.99	
	HOPE VI Application Consultant	1430	989	\$50,000.00	\$50,000.00	\$0.00	\$0.00	
	Sub Total =	1430		\$104,000.00	\$54,000.00	\$119.99	\$119.99	
1450 Site Improvements								
HA Wide	Site Signage	1450	989	\$3,000.00	\$3,000.00	\$2,448.00	\$2,448.00	completed
	Sub-Total	1450		\$3,000.00	\$3,000.00	\$2,448.00	\$2,448.00	
1475 Nondwelling Equipment								
HA Wide	Automotive Equipment	1475.7		\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1475		\$0.00	\$0.00	\$0.00	\$0.00	
1502 Contingency								
HA Wide	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1502		\$0.00	\$0.00	\$0.00	\$0.00	

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity # Units	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised 1	Funds Obligated	Funds Expended	
1460 Dwelling Structures								
Chester Towers PA 7-6	Inspect/Clean/Repair Electrical Equip.	1460	300	\$20,000.00	\$20,000.00	\$0.00	\$0.00	in design
	Exterior Painting	1460	40	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Kitchen Cabinets	1460	10	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Elevator Cab Upgrade	1460	300	\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1460		\$35,000.00	\$20,000.00	\$0.00	\$0.00	
1465 Dwelling Equipment-Nonexpendable								
Chester Towers PA 7-6	Appliances	1465	40	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1465		\$15,000.00	\$0.00	\$0.00	\$0.00	
1475 Non-Dwelling Equipment								
Chester Towers PA 7-6	Trash Compactor Dumpsters	1475	300	\$6,000.00	\$6,000.00	\$0.00	\$0.00	in procurement
	Sub Total=	1475		\$6,000.00	\$6,000.00	\$0.00	\$0.00	
1450 Site Improvements								
William Penn PA 7-10	Primary Electrical Distribution System	1450	160	\$16,582.20	\$66,582.20	\$0.00	\$0.00	in design
	New Locks for Exterior Gates	1450	160	\$32,000.00	\$32,000.00	\$0.00	\$0.00	in design
	504 Compliance	1450		\$19,031.00	\$19,031.00	\$0.00	\$0.00	in design
	Sub Total=	1450		\$67,613.20	\$117,613.20	\$0.00	\$0.00	
1460 Dwelling Structures								
William Penn PA 7-10	Exterior Painting	1460	40	\$10,000.00	\$10,000.00	\$0.00	\$0.00	in design
	Inspect/Clean/Repair Electrical Equip.	1460	160	\$4,500.00	\$4,500.00	\$0.00	\$0.00	in design
	Sub Total =	1460		\$14,500.00	\$14,500.00	\$0.00	\$0.00	
1485 Demolition								
William Penn PA 7-10	Unit Demolition	1485	12	\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1485		\$0.00	\$0.00	\$0.00	\$0.00	
1450 Site Improvement								
Matopos Hills PA 7-11	Stong Settlement	1450	269	\$167,000.00	\$167,000.00	\$167,000.00	\$63,333.33	balance due 12/31/04
	504 Compliance	1450		\$19,031.00	\$19,031.00	\$0.00	\$0.00	in design
	Sub Total =	1450		\$186,031.00	\$186,031.00	\$167,000.00	\$63,333.33	
1460 Dwelling Structures								
Matopos Hills PA 7-11	Exterior Painting	1460	40	\$10,000.00	\$40,000.00	\$0.00	\$0.00	in design
	Sub Total =	1460		\$10,000.00	\$40,000.00	\$0.00	\$0.00	
1460 Dwelling Structures								
Chatham Family PA 7-13	Air Conditioning	1460	30	\$33,000.00	\$33,000.00	\$0.00	\$0.00	
	Sub Total =	1460		\$33,000.00	\$33,000.00	\$0.00	\$0.00	
1470 Non-Dwelling Structures								
Chatham Family PA 7-13	Community Center	1470	110	\$100,000.00	\$100,000.00	\$0.00	\$0.00	
	Sub Total =	1470		\$100,000.00	\$100,000.00	\$0.00	\$0.00	

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 Operations							
HA Wide	9/30/2003	6/30/2004		9/30/2004			
1408 Management Improvements							
HA Wide	6/30/2004	6/30/2004		6/30/2006			
1410 Administration							
HA Wide	9/30/2003	6/30/2004		6/30/2004			
1430 Architectural & Engineering Fees							
HA Wide	6/30/2004	6/30/2004		6/30/2006			
1450 Site Improvement							
HA Wide	9/30/2003	6/30/2004		3/31/2004			
1475 Nondwelling Equipment							
HA Wide							
1502 Contingency							
HA Wide							
1460 Dwelling Structures							
C. Towers	6/30/2004	6/30/2004		6/30/2006			
1465 Dwelling Equipment-Nonexpendable							
C. Towers	6/30/2004						

(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	
1475 Non Dwelling Equipment							
C. Towers	9/30/2003	3/31/2004		12/31/2003	6/30/2004		
1450 Site Improvements							
W. Penn	6/30/2004			6/30/2006			
1460 Dwelling Structures							
W. Penn	6/30/2004			6/30/2006			
1485 Demolition							
W. Penn							
1450 Site Improvement							
Matopos	6/30/2004			6/30/2006			
1460 Dwelling Structures							
Matopos	6/30/2004			6/30/2006			
1460 Dwelling Structures							
Chatham Family	6/30/2004			6/30/2006			
1495 Relocation							
Chatham Family	6/30/2004			6/30/2006			

Legal Settlement (Stong)

25000

25000

0

**Annual Statement \ Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

HA Name: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA26-R007501-02		FFY of Grant Approval: 2002	
<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 _12/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Revised 1	Revised 2	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10% of line 19)				
3	1408	Management Improvements Soft Costs				
		Management Improvements Hard Costs				
4	1410	Administration	\$ 107,295.00	\$ -	\$ 107,295.00	\$ 34,639.58
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Architectural & Engineering Fees	\$ -	\$ -	\$ -	\$ -
8	1440	Site Acquisition	\$ 52,000.00	\$ -	\$ -	\$ -
0	1450	Site Improvement	\$ 61,000.00	\$ -	\$ 61,000.00	\$ 37,130.07
10	1460	Dwelling Structures				
11	1465.1	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment				
14	1485	Demolition	\$ 80,000.00	\$ -	\$ -	\$ -
15	1490	Replacement Reserve				
16	1492	Moving to Work Demonstration				
17	1495.1	Relocation Costs				
18	1499	Development Activities	\$ 2,658,806.00	\$ -	\$ 635,680.00	\$ 248,385.19
19	1502	Contingency (may not exceed 8% of line 19)				
20	Amount of Annual Grant (Sum of lines 2-18)		\$ 2,959,101.00	\$ -	\$ 803,975.00	\$ 320,154.84
	Amount of line 20 Related to LBP Activities		\$0.00			
	Amount of line 20 Related to Section 504 Compliance		\$0.00			
	Amount of line 20 Related to Security		\$0.00			
	Amount of line 20 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:			

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

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)	
1410 Administration								
HA Wide PA 7	Modernization Staff (Salary and Fringe)	1410	989	\$ 107,295.00	\$ -	\$ 107,295.00	\$ 34,639.58	
	Sub Total =	1410		\$ 107,295.00	\$ -	\$ 107,295.00	\$ 34,639.58	
1440 Acquisition								
Wm. Penn PA 7-10	Acquisition Costs	1440	30	\$ 52,000.00	\$ -	\$ -	\$ -	revision pending
	Sub Total =	1440		\$ 52,000.00	\$ -	\$ -	\$ -	
1485 Demolition								
Wm. Penn PA 7-10	Unit Demolition	1485	30	\$ 80,000.00	\$ -	\$ -	\$ -	revision pending
	Sub Total =	1485		\$ 80,000.00	\$ -	\$ -	\$ -	
1430 Fees and Costs								
Chatham Family PA 7-13	Construction Management (BFZ)	1430		\$ -				
	Architectural/Engineering (DCI)	1430		\$ -				
	Sub-Total	1430						
1450 Site Improvements								
Chatham Family PA 7 - 13	Peco	1450	110	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 3,435.07	completed
	Verizon	1450	110	\$ 56,000.00	\$ -	\$ 56,000.00	\$ 33,695.00	completed
	Sub Total =	1450		\$ 61,000.00	\$ -	\$ 61,000.00	\$ 37,130.07	
1499 Development Activities								
Wellington Ridge I PA 7-15	Dwelling Construction	1499	56	\$ 198,180.99	\$ -	\$ 198,630.99	\$ 198,630.99	completed
	Inspection Services	1499	56	\$ 50,000.00	\$ -	\$ 49,754.20	\$ 49,754.20	completed
	Sub Total =	1499		\$ 248,180.99	\$ -	\$ 248,385.19	\$ 248,385.19	
1499 Development Activities								
Wellington Ridge Off-Site PA 7-	Dwelling Construction	1499	50	\$ 2,000,000.00	\$ -	\$ -	\$ -	Homeownership plan pending
	Master Planning	1499	50	\$ 12,500.00	\$ -	\$ 12,500.00	\$ -	revision pending
	Legal Services	1499	50	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	revision pending
	Sub Total =	1499		\$ 2,037,500.00	\$ -	\$ 37,500.00	\$ -	
1499 Development Activities								
HA Wide PA-7	Financial Consultant	1499	300	\$ 100,000.00	\$ -	\$ 100,000.00	\$ -	revision pending
	Site Acquisition	1499		\$ 23,125.01	\$ -	\$ -	\$ -	revision pending
	Architectural/Engineering	1499	40	\$ 250,000.00	\$ -	\$ 249,794.81	\$ -	revision pending
	Sub Total =	1499		\$ 373,125.01	\$ -	\$ 349,794.81	\$ -	

\$ 2,327,865.99

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	
1410 Administration							
PA 7	6/30/2004			12/31/2003	6/30/2004		
1440 Acquisition							
PA 7 - 10	10/31/2005			10/31/2007			
1485 Demolition							
PA 7 - 10	10/31/2005			10/31/2007			
1450 Site Improvements							
PA 7-13	12/31/2004			12/31/2005			
1499 Development Activities							
PA 7-15	12/31/2002			3/31/2003		3/31/2003	
1499 Development Activities							
PA 7 Off-site	10/31/2005			10/31/2007			
1499 Development Activities							
PA 7	10/31/2005			10/31/2007			

Annual Statement \ Performance and Evaluation Report

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

HA Name: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA 26 -P00750103		FFY of Grant Approval: 2003	
<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 _ 12/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revision 1	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10% of line 19)	\$ -	\$ -	\$ -	\$ -
3	1408	Management Improvements	\$139,649.40	\$0.00	\$120,557.50	\$116,979.37
4	1410	Administration	\$69,824.70	\$0.00	\$64,824.70	\$64,824.70
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Architectural & Engineering Fees	\$29,000.00	\$0.00	\$2,891.80	\$0.00
8	1440	Site Acquisition		\$0.00	\$0.00	\$0.00
9	1450	Site Improvement	\$30,000.00	\$0.00	\$0.00	\$0.00
10	1460	Dwelling Structures	\$181,000.00	\$0.00	\$6,000.00	\$0.00
11	1465	Dwelling Equipment - Nonexpendable	\$15,000.00	\$0.00	\$0.00	\$0.00
12	1470	Nondwelling Structures	\$160,000.00	\$ -	\$ -	\$ -
13	1475	Nondwelling Equipment	\$23,772.90	\$0.00	\$0.00	\$0.00
14	1485	Demolition				
15	1490	Replacement Reserve				
16	1492	Moving to Work Demonstration				
17	1495	Relocation Costs				
18	1499	Development Activities				
19	1502	Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2-18)		\$ 648,247.00	\$ -	\$ 194,274.00	\$ 181,804.07
	Amount of line 20 Related to LBP Activities		\$ -			
	Amount of line 20 Related to Section 504 Compliance		\$ -			
	Amount of line 20 Related to Security		\$ 129,649.40			
	Amount of line 20 Related to Energy Conservation Measures		\$ -			
Signature of Executive Director and Date			Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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ref Handbook 7485.3

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		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1408 Management Improvements								
HA Wide	Security	1408	989	\$129,649.40		\$120,557.50	\$116,979.37	Expended by 6/30/04
	Staff Training	1408	989	\$10,000.00				
	Sub Total =	1408		\$139,649.40	\$0.00	\$120,557.50	\$116,979.37	
1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410	989	\$64,824.70		\$64,824.70	\$64,824.70	Expended by 6/30/04
	Bid Advertisements		989	\$5,000.00				
	Sub Total =	1410		\$69,824.70	\$0.00	\$64,824.70	\$64,824.70	
1430 Architectural & Engineering Fees								
HA Wide	Construction Bid Documents	1430	989	\$4,000.00				
	Modernization Legal Fees	1430	989	\$25,000.00		\$2,891.80		
	Sub Total =	1430		\$29,000.00	\$0.00	\$2,891.80	\$0.00	
1475 Nondwelling Equipment								
HA Wide	Automotive/Maintenance Equipment	1475	989	\$23,772.90				
	Sub Total =	1475		\$23,772.90	\$0.00	\$0.00	\$0.00	
1502 Contingency								
HA Wide	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total =	1502		\$0.00	\$0.00	\$0.00	\$0.00	
HA Wide Totals				\$262,247.00	\$0.00	\$188,274.00	\$181,804.07	

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		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1460 Dwelling Equipment								
Chester Towers PA 7-6	Trash Compactors/Dumpsters	1460	300	\$6,000.00		\$6,000.00		under contract
	Sub Total =	1460		\$6,000.00	\$0.00	\$6,000.00	\$0.00	
1465 Dwelling Equipment-Nonexpendable								
Chester Towers PA 7-6	Kitchen Appliances	1465	40	\$15,000.00				under contract
	Sub Total =	1465		\$15,000.00	\$0.00	\$0.00	\$0.00	
Chester Towers Totals				\$21,000.00	\$0.00	\$6,000.00	\$0.00	
1450 Site Improvements								
William Penn PA 7-10	Landscaping	1450	160	\$20,000.00				RFP for design 1/05
	Sub Total=	1450		\$20,000.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Structures								
William Penn PA 7-10	Exterior Painting	1460	160	\$50,000.00				In design
	Sub Total=	1460		\$50,000.00	\$0.00	\$0.00	\$0.00	
1470 Non-Dwelling Structures								
William Penn PA 7-10	Storage Space Conversion	1470	160	\$5,000.00				RFP for design 7/04
	Sub Total =	1470		\$5,000.00	\$0.00	\$0.00	\$0.00	
William Penn Totals				\$75,000.00				

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		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1450 Site Improvements								
Matpos Hills PA 7-11	Resurface Playground Areas	1450	269	\$10,000.00				RFP for design 7/04
	Sub Total =	1450		\$10,000.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Structures								
Matpos Hill PA 7-11	Heating System Controls	1450	269	\$125,000.00				RFP for design 7/04
	Sub Total =	1450		\$125,000.00	\$0.00	\$0.00	\$0.00	
1470 Non-Dwelling Structures								
Matpos Hills PA 7-11	Storage Space Conversion	1470	269	\$5,000.00				RFP for design 7/04
	Sub Total=	1470		\$5,000.00	\$0.00	\$0.00	\$0.00	
Matpos Hills Totals				\$140,000.00				
1470 Non-Dwelling Structures								
Chatham Family PA 7-13	Community Center	1470	110	\$150,000.00				RFP for design 9/04
	Sub Total=	1470		\$150,000.00	\$0.00	\$0.00	\$0.00	
Chatham Estates Totals				\$150,000.00	\$0.00	\$0.00	\$0.00	

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	
1408 Management Improvements							
HA Wide	9/17/2005			9/17/2007			
1410 Administration							
HA Wide	9/17/2005			9/17/2007			
1430 Architectural & Engineering Fees							
HA Wide	9/17/2005			9/17/2007			
1475 NonDwelling Equipment							
HA Wide	9/17/2005			9/17/2007			
1502 Contingency							
HA Wide							
1460 Dwelling Structures							
C. Towers	9/17/2005			9/17/2007			
1465 Dwelling Equipment-Nonexpendable							
C. Towers	9/17/2005			9/17/2007			
1450 Site Improvements							
W. Penn	9/17/2005			9/17/2007			
1460 Dwelling Structures							
W. Penn	9/17/2005			9/17/2007			
1470 Non-Dwelling Structures							
W. Penn	9/17/2005			9/17/2007			

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							
M. Hills	9/17/2005			9/17/2007			
1460 Dwelling Structures							
M. Hills	9/17/2005			9/17/2007			
1470 Non-Dwelling Structures							
M. Hills	9/17/2005			9/17/2007			
1470 Non-Dwelling Structures							
Chatham	9/17/2005			9/17/2007			

**Annual Statement \ Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

HA Name: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA26-R00750103		FFY of Grant Approval: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters \ Emergencies <input type="checkbox"/> Revised Annual Statement \ Revision Number ___ <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _ <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 Soft Costs				
		Management Improvements Hard Costs				
4	1410	Administration	\$ 132,396.00	\$ -	\$ -	\$ -
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Architectural & Engineering Fees	\$ 385,388.00	\$ -	\$ -	\$ -
8	1440	Site Acquisition				
0	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	\$ 851,259.00	\$ -	\$ -	\$ -
19	1502	Contingency (may not exceed 8% of line 19)				
	Amount of Annual Grant (Sum of lines 2-18)		\$ 1,369,043.00	\$ -	\$ -	\$ -
	Amount of line 19 Related to LBP Activities					
	Amount of line 19 Related to Section 504 Compliance					
	Amount of line 19 Related to Security					
	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.

form HUD - 52837 (10/96)

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

ref Handbook 7485.3

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)	
1410 Administration								
	Modernization Staff (Salary and Fringe)	1410	100	\$ 132,396.00	\$ -	\$ -	\$ -	
HA Wide PA 7	Sub Total =	1410		\$ 132,396.00	\$ -	\$ -	\$ -	
1430 Fees and Costs								
	Receiver's Fee	1430	360	\$ 385,388.00	\$ -	\$ -	\$ -	
HA Wide PA 7	Sub Total =	1430		\$ 385,388.00	\$ -	\$ -	\$ -	
1499 Development Activities								
	Dwelling Construction	1499	50	\$ 851,259.00	\$ -	\$ -	\$ -	
Matopos PA 7-11	Sub Total =	1499		\$ 851,259.00	\$ -	\$ -	\$ -	

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	
1410 Administration							
PA 7	9/30/2003			12/31/2004			
1430 Fees and Costs							
PA 7	9/30/2003			12/31/2004			
1499 Development Activities							
PA 7 - 11	Pending Development Proposal			Pending Development Proposal			

(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