

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

CHESTER HOUSING AUTHORITY Plans

5-Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2007

**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: 07/2007

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)

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)

5-YEAR PLAN
PHA FISCAL YEARS 2005 – 2009
[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: *To provide quality, safe and affordable housing for low and moderate-income households in a discrimination free environment; to integrate CHA's residents and developments into the neighboring communities; and to serve as a catalyst for revitalization and development for CHA Residents and the city of Chester, Pennsylvania.*

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA's 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:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities: *CHA was awarded a 2003 HOPE VI Grant in June 2004, to revitalize the Chester Towers area, which includes two off-site developments, homeownership units, and an arts and cultural center.*
- Acquire or build units or developments: *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: 50 Off-site units homeownership in the Highland Gardens neighborhood of Chester, Pennsylvania; explore the possibility of constructing and additional 50 rental units (designated elderly) in the Highland Garden neighborhood of Chester, Pennsylvania; and CHA will seek to acquire mostly vacant or abandoned parcels for development by*

transfer, purchase or eminent domain to provide sites for its affordable homeownership. CHA may file one or more acquisition applications with HUD covering said parcels.

- Other (list below)
Maintain a utilization rate of 98% of funding awarded for the Housing Choice Voucher Program.(ongoing)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: *(PHAS score) 90 by 6/30/2007 (ongoing)*
- Improve voucher management: *(SEMAP score) 85 by 6/30/2007 (ongoing)*
- Increase customer satisfaction: *Continue ongoing efforts to meet the needs and concerns of CHA residents.*

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

- Renovate or modernize public housing units:
In connection with the 2003 HOPE VI Grant Award, CHA will demolish 300 units at the Chester Towers. The redevelopment will consist of a total of 275 replacement units, including 251 rental and 24 subsidized homeownership units.
- Demolish or dispose of obsolete public housing:
CHA will demolish 300 units at the Chester Towers, 8 units at Matopos Hills and acquire through condemnation a parcel located at 1601 West 7th Street, Chester, Pennsylvania.
- Provide replacement public housing:
The Chester Towers 2003 HOPE VI Grant will help provide funds for 275 replacement units.
- Provide replacement vouchers:
To support Chester Towers HOPE VI Development.
- Other: (list below)
 - *Institute quality control measures by auditing 5% of current active tenant files due for recertification and/or inspection to ensure recertification/inspections are completed on time and files include the proper documentation.*

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: Ongoing
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
 - *CHA will develop 50 homeownership units as part of the McCaffery HOPE VI revitalization, and 24 homeownership units as part of the Chester Towers HOPE VI revitalization and seek to market these units to interested, qualified Section 8 Housing Choice Voucher holders.*

- *Investigate the potential for developing homeownership units outside of HOPE VI.*
- Implement public housing or other homeownership programs:
Highland Gardens and Chester Towers
- Implement public housing site-based waiting lists:
At sites with private management
- Convert public housing to vouchers:
- Other: (list below)
Develop and implement a Section 8 project based voucher program.

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: *Continue ongoing efforts.*
 - 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: *Continue ongoing efforts.*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities): *CHA will request elderly designations for some of the new units to be developed with the Chester Towers HOPE VI revitalization.*
 - Other: (list below)
 - *The Chester Towers revitalization.*
 - *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.*
 - *Assist the Resident Council Leaders and the Youth Advisory Board in achieving their goals.*

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:
 - Provide or attract supportive services to improve assistance recipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
Continue to provide Community Supportive Services Programs as part of the Chester Towers HOPE VI revitalization.

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, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)
 - *Section 3 Hire*

Other PHA Goals and Objectives: (list below)

- *Decrease CHA's reliance on federal funding by increasing market driven management practices to CHA's developments.*
- *Explore the feasibility of having the CHA enter into contracts with other entities to perform Affordable Housing Management services and community development.*
- *Decide on the best use for the 6th Street Maintenance Building (no longer in use). The maintenance building may be either used as a new location for the CHA police department, or a record retention facility for CHA's agency files or may be demolished or disposed of.*
- *To develop and train the new five-member Board of Commissioners who will assume of all normal powers and duties upon termination of the Court-Appointed Receivership.*
- *In partnership with Pennrose Properties and Chester Redevelopment Authority, the Chester Redevelopment Authority will be acquiring through eminent domain 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 CHA through its Community Task Force Sustainability Committee will focus on the major initiatives to establish 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.*
- Consider applying for Shelter Plus Care Vouchers.*
 - Recruit, train and maintain diverse and well qualified employees to sustain the organizational and operational achievements under the receivership.*

Annual PHA Plan
PHA Fiscal Year 2007
 [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.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary.....	01
ii. Table of Contents.....	01
1. Housing Needs.....	04
2. Financial Resources.....	10
3. Policies on Eligibility, Selection and Admissions.....	12
4. Rent Determination Policies.....	20
5. Operations and Management Policies.....	25
6. Grievance Procedures.....	26
7. Capital Improvement Needs.....	27
8. Demolition and Disposition	29
9. Designation of Housing.....	32
10. Conversions of Public Housing.....	33
11. Homeownership	34
12. Community Service Programs.....	36
13. Crime and Safety	39

14. Pets (Inactive for January 1 PHA's).....	41
15. Civil Rights Certifications (included with PHA Plan Certifications).....	41
16. Audit.....	41
17. Asset Management.....	42
18. Other Information.....	42

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:

- Admissions Policy for Deconcentration: *See Part 2 of Agency Plan*
- FY 2006 Capital Fund Program Annual Statement: *Attachment B*
- Most recent board-approved operating budget (Required Attachment for PHA's that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart: *Attachment A*
- FY 2005 Capital Fund Program 5-Year Action Plan: *Attachment C*
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) *Attachment D*
- 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	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
	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
	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
	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
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	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
	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
	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
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	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)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	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 on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing as of 01/17/06
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	381		43 – 11.2% of WL
Extremely low income <=30% AMI	369	96.8%	
Very low income (>30% but <=50% AMI)	12	3.2%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	343	90.0%	
Elderly families	60	15.45%	
Families with Disabilities	75	19.6%	
Race/ethnicity-Hisp.	16	4.25%	
Race/ethnicity-Afr. American	340	89.2%	
Race/ethnicity-White	25	6.35%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only) 0 BR	50		0
1 BR	114		24 – 2.6% of WL
2 BR	128		30 – 7.8% of WL
3 BR	64		3 – 1.0% of WL
4 BR	25		
5 BR	0		

Housing Needs of Families on the Waiting List			
5+ BR	0		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>24 months</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

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: 2005
- 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)
CHA 2006 Public Housing Waiting List data

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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	497		
Extremely low income <=30% AMI	394	79.27%	
Very low income (>30% but <=50%)	82	16.49%	

Housing Needs of Families on the Waiting List			
AMI)			
Low income (>50% but <80% AMI)	20	4.02%	
Families with children	392	79%	
Elderly families	23	4.6%	
Families with Disabilities	105	21%	
Race/ethnicity-white	35	7%	
Race/ethnicity-Hisp/Afr. Amer.	458	92%	
Race/ethnicity-Native Amer. Indian	2	.40%	
Race/ethnicity-Asian	2	.40%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>60 months on 1/25/07</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" 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.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of any of the existing 989 public housing units lost to the inventory through mixed finance development (*HCVP Replacement Housing will be limited to 151 project based vouchers and 33 tenant based vouchers required for replacement of public housing units lost as part of the Chester Towers HOPE VI project.*)
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates 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 by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- 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):

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. (i.e Homeownership Assistance).
- Other: (list below): (*Implement project based assistance program*).

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)

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
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$3,036,224	
b) Public Housing Capital Fund	\$3,378,864	
c) HOPE VI Revitalization	\$16,023,304	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$12,748,524	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$1,842,246	
4. Other income (list below)		
Heartley Homes	\$99,000	
Excess Utilities	\$25,000	
4. Non-federal sources (list below)		
Total resources	\$37,153,162	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- 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
- Housekeeping
- Other (describe): Credit

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

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

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

(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 (*All CHA managed sites*)
- Sub-jurisdictional lists
- Site-based waiting lists (*All private Developer managed sites*)
- 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): *For privately managed sites at Developer's site office.*

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? 3

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? *Three*

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 at privately managed developments.

(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 and the Federal Witness Protection Program.

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:

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

(2) 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

(3) Veterans and veterans' families

(2) Residents who live and/or work in the jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below):

(3) *Law enforcement officers*

(1) *Residents displaced from HOPE VI sites*

Federal Witness Protection Program members will be considered as a Special Admission.

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
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

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

Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity
 Other (describe below): *Prior address/landlord information/inspection history/tenant history as a participant.*

(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): *Waiting List is closed. If CHA reopens the list alternate sites may be considered.*

(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: *Time of year, availability of units and special needs such as large bedroom size or accessibility requirements.*

(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): *Federal Witness Protection Program*

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

- (2) 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
- 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):
 - (1) *Residents displaced from HOPE VI sites.*
Federal Witness Protection Program members will be considered as a Special Admission.

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): *Postings in CHA office and site offices, mailings to community agencies serving population designated for special use vouchers.*

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 \$50.00. 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 of 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. [The policy] bars eviction for ninety (90) days if a family request(s) a hardship exemption and CHA determines that the hardship is temporary.

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): *Any time there is a change in family composition.*

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)

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 – *New HOPE VI Units*
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below): *See page 7 of the Section 8 Administrative Plan.*

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. See Attachment A
- 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	976	6 %
Section 8 Vouchers	1361	65
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
HOPE VI	25	0
FSS	120	3%
Other Federal Programs(list individually)		

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, Housekeeping Video, Human Resources Manual, Maintenance Policy, Pest Control Policy, Procurement Policy, Law Enforcement Policy and Procedures, Standard Operating Procedures, Management Plan for Wellington Ridge and Chatham Senior Village.
- (2) Section 8 Management: (list below)
Administrative Plan, Family Handbook, Owner Handbook, HCVP Briefing Video, 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.

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-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 name: *Chatham Estates (Lamokin Village)*
2. Development (project) number: *PA26007013, PA26007014*
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

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
McCaffery Village, HOPE VI and Chester Towers HOPE VI

- 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:
McCaffery Village HOPE VI and Chester Towers HOPE VI

1. Development name: *Wellington Ridge (McCaffery Village)*
2. Development (project) number: *PA26007015, PA26007016*
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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
McCaffery Village HOPE VI and Chester Towers HOPE VI

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:
McCaffery Village HOPE VI and Chester Towers HOPE VI

1. Development name: *Chester Towers*
2. Development (project) number: *PA26007006*
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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
McCaffery Village HOPE VI and Chester Towers HOPE VI

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:
McCaffery Village HOPE VI and Chester Towers HOPE VI

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	<i>Matopos Hills</i>
1b. Development (project) number:	<i>PA26007011</i>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u><i>4/3/2006</i></u>
5. Number of units affected:	<i>8</i>
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: <i>4/28/2006</i> b. Projected end date of activity: <i>4/27/2007</i>
Demolition/Disposition Activity Description	
1a. Development name:	<i>Chatham Estates</i>
1b. Development (project) number:	<i>PA26007013</i>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u><i>4/3/2006</i></u>
5. Number of units affected:	<i>0 (currently a vacant parcel of land)</i>
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: <i>11/23/2006</i> b. Projected end date of activity: <i>11/19/2007</i>
Demolition/Disposition Activity Description
1a. Development name: <i>Booker T. Washington School</i> 1b. Development (project) number:
2. Activity type: Demolition <input checked="" 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 type="checkbox"/>
3. Date application approved, submitted, or planned for submission: <i>No Demo/Dispo.</i> <u><i>Application Required</i></u>
5. Number of units affected: <i>0</i> 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: <i>10/61/2006</i> b. Projected end date of activity: <i>10/5/2007</i>
Demolition/Disposition Activity Description
1a. Development name: <i>Chester Towers</i> 1b. Development (project) number: <i>PA26P007006</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u><i>4/3/2006</i></u>
5. Number of units affected: <i>300</i> 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: <i>6/1/2007</i> b. Projected end date of activity: <i>9/30/2009</i>
Demolition/Disposition Activity Description

1a. Development name: <i>Chester Housing Authority Administration Building</i>
1b. Development (project) number:
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>4/3/2006</u>
5. Number of units affected: <i>0</i>
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: <i>6/1/2007</i> b. Projected end date of activity: <i>9/30/2009</i>
Demolition/Disposition Activity Description
1a. Development name: <i>Chester Housing Authority's Maintenance Building</i>
1b. Development (project) number:
2. Activity type: Demolition <input checked="" 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: <u>(12/1/2008)</u>
5. Number of units affected: <i>0</i>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>1/31/2010</i> b. Projected end date of activity: <i>1/31/2011</i>

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	<i>Chester Towers</i>
1b. Development (project) number:	<i>PA26007006</i>
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u><i>5/11/2006</i></u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	<i>155</i>
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description	
1a. Development name:	<i>Wellington Senior Apartments</i>
1b. Development (project) number:	<i>PA26-007-015</i>
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>5/11/06</u>
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: <i>24</i> 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: <i>Chatham Senior Village</i> 1b. Development (project) number: <i>PA26-007-014</i>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>5/11/2006</u>
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: <i>40</i> 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: <i>Matopos Senior Apartments</i> 1b. Development (project) number: <i>PA26-007-015</i>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date this designation approved, submitted, or planned for submission: <u>5/1/2007</u>
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: <u>35</u>
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: <i>Chester Towers Senior Apartments</i>
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 checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>5/1/2008</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: <u>151</u>
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

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

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 does plan to develop homeownership units under its 2 existing HOPE VI grants.)

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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<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: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> 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:

Enrolled in the Family Self-Sufficient Program; employed for at least 2 years as a program participant, with earned income of \$10,300 or higher, and is a tenant in good standing.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA 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? *April 1999*

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)
Van Services <i>Provides transportation assistance to residents.</i>	300 (yearly)	<i>Open enrollment</i>	<i>Chester Housing sites</i>	<i>Both</i>
Second Time Around Parents <i>A support group to assist Grandparents raising grandchildren.</i>	10	<i>Open enrollment</i>	<i>Chester Housing sites</i>	<i>Both</i>
Financial Literacy Program <i>Provides basic financial training and information seminars.</i>	20	<i>Open Enrollment</i>	<i>Micro-enterprise Center</i>	<i>Both</i>
Tax Preparation Assistance <i>Provides tax assistance to residents.</i>	20	<i>Open Enrollment</i>	<i>CHA Housing sites</i>	<i>Both</i>
Widener School of Nursing <i>Provides some preventative health services such as checking blood pressure and recording medical history.</i>	75	<i>Open Enrollment</i>	<i>Chester Towers*</i>	<i>Both</i>
Mental Health Counseling Services	45	<i>HOPE VI Residents* (Note *- Residents at Chester Towers & the Seven (7) displaced families at Matopos Hills.)</i>	<i>Chester Towers* (Note* - Location to move to Matopos Hills Senior Bldg. Spring 2007)</i>	<i>Both* (Note *- HOPE VI Residents who have been relocated as well as residents who occupy the new sites.)</i>
Homeownership Counseling	50	<i>HOPE VI Residents*</i>	<i>CCIP Offices</i>	<i>Both *</i>
Widener School of Physical Therapy	25	<i>Open Enrollment</i>	<i>Chester Towers*, Chatham Estates Senior Village</i>	<i>Both</i>
Ceramic Classes	10	<i>Open Enrollment</i>	<i>Eastside Neighborhood Connection</i>	<i>Both</i>
Pre-Apprenticeship Program DAP (Diversified Apprenticeship Program)	25	<i>Open Enrollment</i>	<i>Community Hospital</i>	<i>Both</i>

Services and Programs cont.				
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)
<i>COSA – Delaware County Office of Services for the Aging</i> <i>A representative is on site to assist seniors in obtaining services.</i>	150	<i>HOPE VI Residents*</i>	<i>Chester Towers*</i>	<i>Both*</i>
<i>Computer Classes</i>	25	<i>Open Enrollment</i>	<i>I-Lead & Eastside Neighborhood Connection</i>	<i>Both</i>
<i>Nutritional Workshops Penn State Extension Office</i>	15	<i>Open Enrollment</i>	<i>Chester Towers*</i>	<i>Both</i>
<i>Case Management Services</i>	232	<i>Open Enrollment</i>	<i>Chester Towers*</i>	<i>HOPE VI Residents*</i>
<i>Arts & Craft Programming Senior Community Centers</i>	35	<i>HOPE VI Residents*</i>	<i>Chester Towers*</i>	<i>Both *</i>

(2) Family Self Sufficiency Program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants
Public Housing	20	20
Section 8	155	126

- 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)

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports

- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors – *No Funding*
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below): *Authority Police Department with arrest powers.*

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

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
- 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 – *CHA formed its own police department*
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

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?
- 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? ____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

- 1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock ,

including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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)

- Attached
- Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- 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.)

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.)

3. Description of Resident Election Process

Not Applicable.

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)

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.62) “the Chester Housing Authority (CHA) has been the primary agent providing support for the housing needs of extremely low income households...The availability of these programs and resources to City residents has allowed the City to focus more of its limited resources to address the housing needs of low and moderate income households.” – 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.66) “The City’s low home ownership rate is a significant contributor to the decline of the residential fabric of Chester. ...The City of Chester will seek to increase the percentage of homeowners in the community to the national average. Increasing home homeownership fosters a sense of pride and 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 down payment requirement, and an intense level of homeownership counseling ensured the Wellington Ridge Homes would meet 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.69) states “The City of Chester, in conjunction with the Chester Housing Authority and Pennrose Properties has developed a plan to revitalize the southwest quadrant of the Highland Gardens neighborhood.”*
- *The City of Chester’s Consolidated Plan (p.64) 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.

Project-Based Voucher Program (if applicable)

If the PHA plans to use the project-based voucher program, provide a statement of the projected number of project-based units and general locations, and how project basing would be consistent with its PHA Plan.

CHA proposes to use the project-based voucher program as part of the Chester Towers Revitalization Plan.

*53 – Matopos Hills
19 – Chatham Estates
79 – Chester Towers
151*

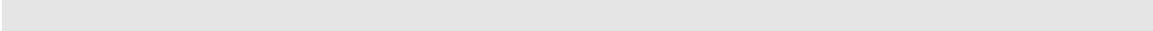
Consistent with PHA goals to expand supply of affordable housing. Consistent with PHA goal to ensure **quality affordable** housing opportunities.

The Chester Housing Authority will evaluate additional project-based proposals to maximize program funding to promote the availability of quality affordable housing opportunities.

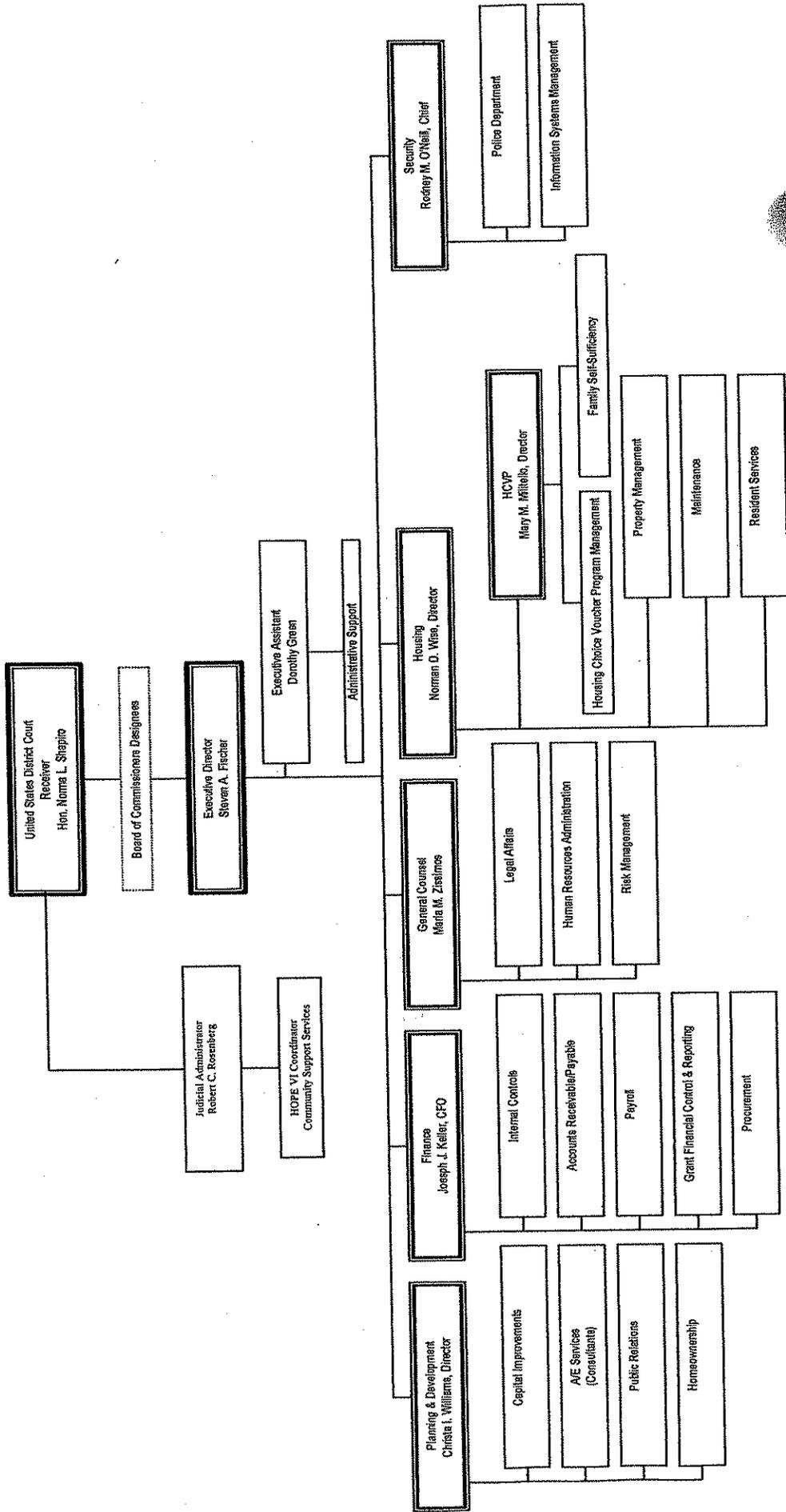
Attachments

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

- A. Organization Chart
- B. Capital Fund Annual Report
- C. Capital Fund Five-Year Action Plan
- D. Resident Advisory Board (RAB)



ATTACHMENT A



ATTACHMENT B

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: PA26FP00750107 Replacement Housing Factor Grant No: Federal FY of Grant: 2007

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	240,335.60			
4	1410 Administration	127,667.80			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling 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)	1,276,678.00			
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	240,335.60			
25	Amount of line 21 Related to Security—Hard Costs	0			
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 II: Supporting Pages**

PHA Name: Chester Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00750107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity (# units)	Total Estimated Cost	Total Actual Cost	Funds Obligated	Funds Expended
HA Wide	Operations	1406	989	128			
HA Wide	Staff Training	1408	989	10,000.00			
HA Wide	Bid Advertisement	1410	989	3,500.00			
HA Wide	Modernization Administration	1410	989	127,667.80			
HA Wide	Bond Debt Service	1501					
PA-007-10							
William Penn	Security	1406	160	42,555.94			
William Penn	Inspections	1408	160	90,125.85			
William Penn	Consultant Fees	1410	160	25,000.00			
William Penn	Site Lighting	1450					
William Penn	New Closet Doors	1460					
William Penn	Kitchen/Bath Upgrades	1460					
William Penn	New Flooring	1460					
William Penn	Interior Painting	1460					
PA-007-11							
Matopos Hills	Security	1408	261	90,125.85			
Matopos Hills	Inspections	1410	261				
Matopos Hills	Consultant Fees	1410	261	50,000.00			
Matopos Hills	Landscaping	1450					
Matopos Hills	Site Fencing	1450					
Matopos Hills	Exterior Lighting	1450					
Matopos Hills	Heating System Upgrade	1450					
Matopos Hills	Exterior Masonry Restoration	1460					
Matopos Hills	New Windows	1460					
Matopos Hills	Exterior Painting	1460					
Matopos Hills	Interior Painting	1460					

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

Part II: Supporting Pages

PHA Name: Chester Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00750107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity (# units)	Total Estimated Cost	Total Actual Cost	Funds Obligated	Funds Expended
Matopos Hills	New Flooring	1460		Original	Revised		
Matopos Hills	Kitchen/Bath Upgrades	1460					
Matopos Hills	New Closet Doors	1460					
PA-007-13							
Chatham Family	Security	1408	110	60,083.90			
Chatham Family	Inspections	1410	110	500.00			
Chatham Family	Consultant Fees	1410	110	15,000.00			
Chatham Family	Site Lighting						
Chatham Family							
Chatham Family							

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

HUD Name: CHESTER HOUSING AUTHORITY		Comprehensive Grant Number: PA26-R00750207		FFY of Grant Approval: 2007		Report Date: 4/15/2007	
<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 12/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report							
Line No.	Summary by Development Account	Total Estimated Cost Original	Revised 1	Obligated	Total Actual Cost 2	Expended	
1	Total Non-CGF 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	\$ 117,145.00					
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	1496 1 Relocation Costs						
18	1499 Development Activities		\$ 1,985,041.00				
19	1502 Contingency (may not exceed 8% of line 19)						
	Amount of Annual Grant (Sum of lines 2-18)		\$ 2,102,186.00				
	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 Measure		\$ -				
Signature of Executive Director and Date:		Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:					

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

Part II: Supporting Pages

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

OMB Approval No. 2577-0157 (exp. 7/31/09)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity (Dwelling Units)	Total Estimated Cost		Total Actual Cost (2)		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
1430 Fees and Costs	Program Management	1430	45	\$ 117,145.00				In Progress
HA Wide PA 7	Sub Total =	1430		\$ 117,145.00				
1499 Development Activities	For the development of the first Chester Towers on-site rental phase of the Chester Towers HOPE VI revitalization (Phase IV) in accordance with the approved RHF Plan and the pending Mixed Finance Proposal	1499	20	\$ 1,985,041.00				Mixed Finance Proposal pending in the Fall of 2007
1499 Development Activities	Sub Total =	1499		\$ 1,985,041.00				

Annual Statement \ Performance and Evaluation Report
 Capital Fund Program (CFP) **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 (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 and Costs							
PA 7	7/30/2009			7/30/2011			
1499 Development Activities							
PA 7	7/30/2009			7/30/2011			
1499 Development Activities							
PA 7	7/30/2009			7/30/2011			

(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

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Chester Housing Authority Development Number/Name/HA- Wide	Year 1 Annual Statement	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2009 8PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2011
HA Wide - 1406		10,000.00	5,000.00	5,000.00	5,000.00
HA Wide - 1408		173,110.40	173,110.40	173,110.40	173,110.40
HA Wide - 1410		86,552.00	86,552.00	86,552.00	86,552.00
HA Wide - 1430		165,000.00	165,000.00	165,000.00	165,000.00
HA Wide - 1450		15,000.00	15,000.00	10,000.00	10,000.00
PA26-007-010 William Penn -		125,000.00	75,000.00	125,000.00	
PA26-007-011 Matopos Hills -		305,889.40	345,889.40	295,889.40	350,000.00
PA26-007 6 West 6 th Street					70,889.40
TOTAL		\$865,552.00	\$865,552.00	\$865,552.00	\$865,552.00

Original 5-Year Plan CFP2006
 Revision No:

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

Activities for Year 1	Activities for Year: 2			Activities for Year: 3		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Sec	PA7 HA Wide (1406)	Operations	10,000.00	PA7 HA Wide (1406)	Operations	5,000.00
Appral	Sub Total (BLI 1406)		10,000.00	Sub Total (BLI 1406)		5,000.00
83,552,000	PA7 HA Wide	Security	138,110.40	PA7 HA Wide	Security	138,110.40
		Software	25,000.00		Software	25,000.00
		Staff Training	10,000.00		Staff Training	10,000.00
	Sub Total (BLI 1408)		173,110.40	Sub Total (BLI 1408)		173,110.40
	PA7 HA Wide	Mod Staff Salaries	83,552.00	PA7 HA Wide	Mod Staff Salaries	83,552.00
		Bid Advertisements	3,000.00		Bid Advertisements	3,000.00
	Sub Total (BLI 1410)		86,552.00	Sub Total (BLI 1410)		86,552.00
	PA7 HA Wide	Indef. Quantity. A/E	150,000.00	PA7 HA Wide	Indef. Quantity. A/E	150,000.00
		Legal Consultant	10,000.00		Legal Consultant	10,000.00
	Sub-Total (BLI 1430)		165,000.00	Sub-Total (BLI 1430)		165,000.00
	PA7 HA Wide	Landscaping		PA7 HA Wide	Landscaping	15,000.00
	Sub Total (BLI 1450)			Sub Total (BLI 1450)		15,000.00

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2009 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2010 PHA FY: 2011		
	Development Name/Number PA7 HA Wide (1406)	Major Work Categories	Estimated Cost	Development Name/Number PA7 HA Wide (1406)	Major Work Categories	Estimated Cost
	PA7 HA Wide (1406)	Operations	5,000.00	PA7 HA Wide (1406)	Operations	5,000.00
	Sub Total (BLI 1406)		5,000.00	Sub Total (BLI 1406)		5,000.00
	PA7 HA Wide	Security	138,110.40	PA7 HA Wide	Security	138,110.40
		Software	25,000.00		Software	25,000.00
		Staff Training	10,000.00		Staff Training	10,000.00
	Sub Total (BLI 1408)		173,110.40	Sub Total (BLI 1408)		173,110.40
	PA7 HA Wide	Mod Staff Salaries	83,552.00	PA7 HA Wide	Mod Staff Salaries	83,552.00
		Bid Advertisements	3,000.00		Bid Advertisements	3,000.00
	Sub Total (BLI 1410)		86,552.00	Sub Total (BLI 1410)		86,552.00
	PA7 HA Wide	Indef. Quantity, A/E	150,000.00	PA7 HA Wide	Indef. Quantity, A/E	150,000.00
		Legal Consultant	10,000.00		Legal Consultant	10,000.00
	Sub-Total (BLI 1430)		165,000.00	Sub-Total (BLI 1430)		165,000.00
	PA7 HA Wide	Landscaping	10,000.00	PA7 HA Wide	Landscaping	10,000.00
	Sub Total (BLI 1450)		10,000.00	Sub Total (BLI 1450)		10,000.00

ATTACHMENT D

Resident Advisory Board	CHA 2007 Annual Plan			
Name	Development	Address		
Marlene Jackson	Housing Choice Voucher Program	2613 Lindsay Street, Chester, PA 19013		
Yvette Hightower	Housing Choice Voucher Program	2701 Madison Street, Apt. F236 Chester, PA 19013		
Ruth Minor	Chatham Senior	1701 W. 7 th Street, #208 Chester, PA 19013		
Vivian Roberts	William Penn	421 Parker Street Chester, PA 19013		
Portia West	Chatham Estates	1507 Martin Lane Chester, PA 19013		
Loretta Rankin	Matopos Hills	1203 Carla's Way Chester, PA 19013		
McClure Collins	Chester Towers	1001 Avenue of the States, Apt. 906, Bldg. 1 Chester, PA 19013		
Jimmie Hightower	Chatham Estates	1509 Logan Way, Chester, PA 19013		
Tamika Friend		408 Whittington Place, Chester, PA 19013		
Tameka Carson	Wellington Ridge	3013 West 10 th Street, Chester, PA 19013		



Executive Offices

1010 Madison Street • P.O.Box 380 • Chester, PA 19016-0380 • 610-876-5561 • Fax: 610-876-0304 • TDD: 610-499-4731

NOTICE OF PUBLIC REVIEW

The Chester Housing Authority has drafted a 5-Year and Annual Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA). Pursuant to QHWRA, the draft Agency Plan will be available for public review for 45 days, beginning Thursday February 22 through Thursday April 5, 2007 at the following address:

- Chester Housing Authority Administrative Offices 1010 Madison Street, Chester, Pennsylvania

A public hearing will be held on Monday April 9, 2005 at William Penn Community Center at 3:00 p.m. to receive any comments before finalizing the Agency Plan.

All are invited to comment in writing to the above address or attend the public hearing to submit your comments in writing on the draft Plan and/or attend the hearing.



Executive Offices

1010 Madison Street • P.O.Box 380 • Chester, PA 19016-0380 • 610-876-5561 • Fax: 610-876-0304 • TDD: 610-499-4731

Date: February 15, 2007

To: Resident Advisory Board

From: Steven A. Fischer, Executive Director

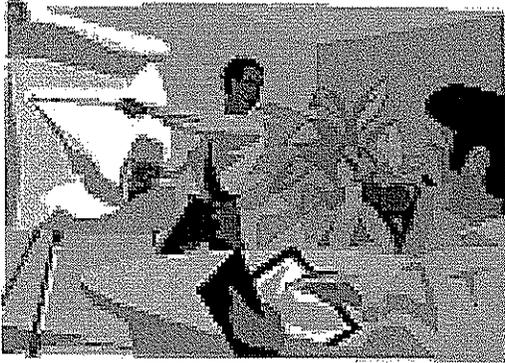
Re: 2007 Annual Plan

The Chester Housing Authority has once again begun drafting its annual agency plan in compliance with the Quality Housing and Work Responsibility Act of 1998 ("QHWRA").

As you know, each year CHA seeks input for the plan from resident and community leaders. Your input is important to us, and will help us craft operational policies and guide our capital strategies for the coming year.

The first meeting with the Resident Advisory Board ("RAB") is scheduled for Wednesday, February 28, 2007 at the administrative offices of the CHA, 1010 Madison Street. We hope you can attend and that you will have comments for us that we can integrate into our Agency Plan. We will provide you with a schedule/timeline of meetings for this year's Agency Plan process so that you may inform your residents of upcoming opportunities for comment and input.

/SAF



Resident Advisory Board Meeting

When: Wednesday, February 28, 2007

Time: 5:00 p.m.

Where: Chester Housing Authority
1010 Madison Street
Chester, PA 19013

Agenda: Chester Housing Authority's Agency Plan
Review of the Updated Plan

Please call Joseph Keller at (610) 876-5561, ext. 104 if you have any questions, or are not able to attend.

Feb 28, 2007

RAB Meeting

Resident Advisory Board	CHA 2007 Annual Plan			
Name	Development	Address	Phone No.	Signature
Marlene Jackson	Housing Choice Voucher Program	2613 Lindsay Street, Chester, PA 19013	610 490-0201	Marlene Jackson
Yvette Hightower	Housing Choice Voucher Program	2701 Madison Street, Apt. F236 Chester, PA 19013		
Ruth Minor	Chatham Senior	1701 W. 7 th Street, #208 Chester, PA 19013		
Vivian Roberts	William Penn	421 Parker Street Chester, PA 19013		
Portia West	Chatham Estates	1507 Martin Lane Chester, PA 19013	610 892-0450	Portia West
Loretta Rankin	Matopos Hills	1203 Carla's Way Chester, PA 19013	610-4909017	Loretta Rankin
McClure Collins	Chester Towers	1001 Avenue of the States, Apt. 906, Bldg. 1 Chester, PA 19013		
Jimmie Hightower	Chatham Estates	1509 Logan Way, Chester, PA 19013		
Tamika Friend		408 Whittington Place, Chester, PA 19013		
Tameka Carson	Wellington Ridge	3013 West 10 th Street, Chester, PA 19013		

Donna Johnson Matopos Hills

1402 Ruth L Bennett Chester Pa 19013

610 800 6452

Donna Johnson



Executive Offices

1010 Madison Street • P.O. Box 380 • Chester, PA 19016-0380 • 610-876-5561 • Fax: 610-876-0304 • TDD: 610-499-4731

March 9, 2007

VIA FIRST CLASS MAIL

Notice to Resident Advisory Board (RAB)

The final meeting with the Resident Advisory Board (RAB) is scheduled for Tuesday, March 20, 2007, at 1010 Madison Street, Chester, PA 19013, in Conference Room A at 5:00 p.m. We hope you can attend and that you will have comments for us that we can integrate into our Agency Plan.

Please call Joseph Keller, Deputy Executive Director at (610) 876-5561, ext. 104, if you have any questions, or are not able to attend.

cc: Steven A. Fischer, Executive Director

March 20, 2007

Resident Advisory Board	CHA 2007 Annual Plan			
Name	Development	Address	Phone No.	Signature
Marlene Jackson	Housing Choice Voucher Program	2613 Lindsay Street, Chester, PA 19013		
Yvette Hightower	Housing Choice Voucher Program	2701 Madison Street, Apt. F236 Chester, PA 19013		
Ruth Minor	Chatham Senior	1701 W. 7 th Street, #208 Chester, PA 19013		
Vivian Roberts	William Penn	421 Parker Street Chester, PA 19013		
Portia West	Chatham Estates	1507 Martin Lane Chester, PA 19013		<i>Portia West</i>
Loretta Rankin	Matopos Hills	1203 Carla's Way Chester, PA 19013	<i>610-490-9019</i>	<i>L.R.</i>
McClure Collins	Chester Towers	1001 Avenue of the States, Apt. 906, Bldg. 1 Chester, PA 19013		
Jimmie Hightower	Chatham Estates	1509 Logan Way, Chester, PA 19013		
Tamika Friend		408 Whittington Place, Chester, PA 19013		
Tameka Carson	Wellington Ridge	3013 West 10 th Street, Chester, PA 19013		

Standard PHA Plan PHA Certifications of Compliance

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___standard Annual, ___standard 5-Year/Annual or ___streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning _____, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

CHESTER HOUSING AUTHORITY
PHA Name

PA 007
PHA Number/HA Code

- X Standard PHA Plan for Fiscal Year: 20 07
 ___ Standard Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__
 ___ Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
STEVEN A. FISCHER	EXECUTIVE DIRECTOR
Signature	Date
X 	APRIL 11, 2007

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

CHESTER HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

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

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

STEVEN A. FISCHER

Signature

X 

Title

EXECUTIVE DIRECTOR

Date

APRIL 11, 2007

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Certification of Payments to Influence Federal Transactions

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

Applicant Name

CHESTER HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

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

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

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

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

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

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

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

Name of Authorized Official

STEVEN A. FISCHER

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

APRIL 11, 2007

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

I, Wendell N. Butler, Jr. the Mayor certify
that the Five Year and Annual PHA Plan of the Chester Housing Authority is
consistent with the Consolidated Plan of City of Chester, Pennsylvania prepared
pursuant to 24 CFR Part 91.

Wendell N. Butler, Jr. 4/16/07

Signed / Dated by Appropriate State or Local Official

**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	2/28/2006	
<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					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost	Revision 1	Total Actual Cost	Expended
1	Total Non-CGP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (May not exceed 10% of line 19)	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$139,649.40	\$139,649.40	\$139,649.40	\$139,649.40
4	1410 Administration	\$69,824.70	\$69,824.70	\$69,824.70	\$64,824.70
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Architectural & Engineering Fees	\$29,000.00	\$354,760.40	\$354,760.40	\$249,900.39
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	\$56,000.00	\$6,000.00	\$56,000.00
11	1465 Dwelling Equipment - Nonexpendable	\$15,000.00	\$7,089.00	\$7,089.00	\$7,089.00
12	1470 Nondwelling Structures	\$160,000.00	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$23,772.90	\$20,923.50	\$20,923.50	\$20,923.50
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
	Amount of Annual Grant (Sum of lines 2-18)	\$ 648,247.00	\$ 648,247.00	\$ 598,247.00	\$ 538,386.99
	Amount of line 19 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
	Amount of line 19 Related to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -
	Amount of line 19 Related to Security	\$ 129,649.40	\$ -	\$ -	\$ -
	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

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1408 Management Improvements								
HA Wide	Security	1408	989	\$129,649.40	\$129,649.40	129,649.40	129,649.40	Completed Jun, 2004
							98,465.29	Wages
							31,184.11	Fringe benefits
	Staff Training	1408	989	\$10,000.00	\$10,000.00	10,000.00	10,000.00	Completed May, 2006
	Sub Total =	1408		\$139,649.40	\$139,649.40	\$139,649.40	139,649.40	
1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410	989	\$64,824.70	\$64,824.70	64,824.70	64,583.62	Completed Jun, 2004
							50,643.17	Wages
							13,940.45	Fringe benefits
	Bid Advertisements		989	\$5,000.00	\$5,000.00	5,000.00	241.08	Ongoing
	Sub Total =	1410		\$69,824.70	\$69,824.70	\$69,824.70	\$64,824.70	
1430 Architectural & Engineering Fees								
HA Wide	Construction Bid Documents	1430	989	\$4,000.00	\$0.00	-	74,107.71	
	Receiver's Fee	1430	989		\$229,390.12	229,390.12	50,422.40	
	Indef. Quantity A & E	1430	989		\$125,370.28	125,370.28	125,370.28	Completed Jun, 2006
	Modernization Legal Fees	1430	989	\$25,000.00	\$125,370.28	125,370.28	125,370.28	
	Sub Total =	1430		\$29,000.00	\$354,760.40	\$354,760.40	\$249,900.39	
1475 Nondwelling Equipment								
HA Wide	Automotive/Maintenance Equipment	1475	989	\$23,772.90	\$20,923.50	20,923.50	20,923.50	
							20,923.50	2005 Ford F150
	Sub Total =	1475		\$23,772.90	\$20,923.50	\$20,923.50	\$20,923.50	
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	\$585,158.00	\$585,158.00	\$475,297.99	

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1460 Dwelling Equipment								
Chester PA 7-6	Trash Compactors/Dumpsters	1460	300	\$6,000.00	\$6,000.00	\$6,000.00	6,000.00	Completed Mar, 2004
	Sub Total =	1460		\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	
1465 Dwelling Equipment-Nonexpendable								
Chester Towers PA 7-6	Kitchen Appliances	1465	40	\$15,000.00	\$7,089.00	\$7,089.00	7,089.00	Completed Mar, 2004
							5,574.00	Ranges (19)
							1,515.00	Refrigerators (4)
	Sub Total =	1465		\$15,000.00	\$7,089.00	\$7,089.00	7,089.00	
	Chester Towers Totals			\$21,000.00	\$13,089.00	\$13,089.00	\$13,089.00	
1450 Site Improvements								
William Penn PA 7-10	Landscaping	1450	160	\$20,000.00	\$0.00	\$0.00		
	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	\$50,000.00	\$50,000.00	43,849.30	Completed Jun, 2006
	Exterior Painting						6,150.70	Community Center
	Sub Total =	1460		\$50,000.00	\$50,000.00	\$0.00	\$50,000.00	
1470 Non-Dwelling Structures								
William Penn PA 7-10	Storage Space Conversion	1470	160	\$5,000.00	\$0.00	\$0.00		
	Sub Total =	1470		\$5,000.00	\$0.00	\$0.00	\$0.00	
	William Penn Totals			\$75,000.00	\$50,000.00	\$0.00	\$50,000.00	

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1450 Site Improvements								
Maptops Hills PA 7-11	Resurface Playground Areas	1450	269	\$10,000.00	\$0.00			
	Sub Total =	1450		\$10,000.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Structures								
Matopos Hill PA 7-11	Heating System Controls	1450	269	\$125,000.00	\$0.00			
	Sub Total =	1450		\$125,000.00	\$0.00	\$0.00	\$0.00	
1470 Non-Dwelling Structures								
Matopos Hills PA 7-11	Storage Space Conversion	1470	269	\$5,000.00	\$0.00			
	Sub Total =	1470		\$5,000.00	\$0.00	\$0.00	\$0.00	
Matopos Hills Totals				\$140,000.00				
1470 Non-Dwelling Structures								
Chatham Family PA 7-13	Community Center	1470		\$150,000.00	\$0.00			
	Sub Total =	1470		\$150,000.00	\$0.00	\$0.00	\$0.00	
Chatham Estates Totals				\$150,000.00		\$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 1 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: PA 26 -P00750203	FFY of Grant Approval: 2003	Year Ending: 2/28/2006	
<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					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Original	Revision 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements	\$126,182.00	\$126,182.00	\$126,182.00	\$126,182.00
4	1410 Administration	\$63,091.00	\$63,091.00	\$63,091.00	\$63,091.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Architectural & Engineering Fees	\$175,000.00	\$175,999.98	\$128,456.30	\$175,663.39
8	1440 Site Acquisition		\$76,000.00		\$0.00
9	1450 Site Improvement	\$0.00	\$189,637.02	\$0.00	\$0.00
10	1460 Dwelling Structures	\$266,637.00			
11	1465 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 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)	\$ 630,910.00	\$ 630,910.00	\$ 317,729.30	\$ 364,936.39
	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
	Amount of line 20 Related to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -
	Amount of line 20 Related to Security	\$ 126,182.00	\$ -	\$ -	\$ -
	Amount of line 20 Related to Energy Conservation Measures	\$ 227,000.00	\$ -	\$ -	\$ -
Signature of Executive Director and Date		Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1408 Management Improvements								
HA Wide	Security	1408	989	\$126,182.00	\$126,182.00	126,182.00	126,182.00	Completed Mar, 2005 Wages 101,094.53 Fringe benefits 25,087.47
Sub Total =		1408		\$126,182.00	\$126,182.00	126,182.00	126,182.00	

1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410	989	\$63,091.00	\$63,091.00	63,091.00	63,091.00	Completed Mar, 2005 Wages 47,902.95 Fringe benefits 15,188.05
Sub Total =		1410		\$63,091.00	\$63,091.00	63,091.00	63,091.00	

1430 Architectural & Engineering Fees								
HA Wide	Indefinite Quantity A/E	1430	989	\$150,000.00	\$17,062.18	\$17,062.18	30,309.69	Completed Aug, 2005
	Modernization Legal Fees	1430	989	\$25,000.00	\$158,937.80	111,394.12	145,353.70	
Sub Total =		1430		\$175,000.00	\$175,999.98	\$128,456.30	\$175,663.39	

1450 Site Improvements								
Willima Penn PA 7-10	504 Repairs	1450		\$0.00	\$26,000.00			
Sub Total =		1460		\$0.00	\$26,000.00	\$0.00	\$0.00	

1450 Site Improvements								
Matopos Hills PA 7-11	504 Repairs	1450		\$0.00	\$50,000.00			
Sub Total =		1460		\$0.00	\$50,000.00	\$0.00	\$0.00	

1460 Dwelling Structures								
Matopos	Upgrade Heating	1460	269	\$39,637.00	\$189,637.02			
	New Windows	1460	269	\$227,000.00	\$0.00			

Hills									
PA 7-11									
	Sub Total =	1460		\$266,637.00	\$189,637.02	\$0.00	\$0.00		
1502 Contingency									
HA Wide		Contingency	1502						
	Sub Total =	1502		\$0.00	\$0.00	\$0.00	\$0.00		

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

CHESTER HOUSING AUTHORITY

Comprehensive Grant Number:
PA 26 -P00750104

FFY of Grant Approval:

2004

28-Feb-06

Original Annual Statement Reserve for Disasters \ Emergencies Revised Annual Statement \ Revision Number Performance and Evaluation Report for Program Year Ending _12/31/2004

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Revision 1	Total Actual Cost	
		Original	Revision 1		Obligated	Expended
1	Total Non-CGP Funds	\$ -	\$ -	\$ -	\$ -	\$ -
2	Operations (May not exceed 10% of line 19)	\$93,839.60	\$0.00	\$0.00	\$93,839.60	\$88,297.39
3	Management Improvements	\$169,649.40	\$0.00	\$0.00	\$168,468.87	\$166,237.88
4	Administration	\$93,839.60	\$0.00	\$0.00	\$93,839.60	\$93,839.60
5	Audit	\$ -	\$ -	\$ -	\$ -	\$ -
6	Liquidated Damages	\$ -	\$ -	\$ -	\$ -	\$ -
7	Architectural & Engineering Fees	\$240,115.42	\$0.00	\$0.00	\$135,930.29	\$135,930.29
8	Site Acquisition	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
9	Site Improvement	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00
10	Dwelling Structures	\$231,917.98	\$0.00	\$0.00	\$8,917.90	\$8,917.90
11	Dwelling Equipment - Nonexpendable	\$9,034.00	\$0.00	\$0.00	\$0.00	\$0.00
12	Nondwelling Structures	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00
13	Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
14	Demolition	\$ -	\$ -	\$ -	\$ -	\$ -
15	Replacement Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
16	Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -	\$ -
17	Relocation Costs	\$ -	\$ -	\$ -	\$ -	\$ -
18	Development Activities	\$ -	\$ -	\$ -	\$ -	\$ -
19	Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant (Sum of lines 2-18)	\$938,396.00	\$ -	\$ -	\$500,996.26	\$493,223.06
	Amount of line 19 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -	\$ -
	Amount of line 19 Related to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -	\$ -
	Amount of line 19 Related to Security	\$129,649.40	\$ -	\$ -	\$ -	\$ -
	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

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	
1406 Operations								
HA Wide	Operations	1406	989	\$93,839.60		93,839.60	88,297.39	Server, 4 laptops, 2 PCs Annual plan public hearing Matopos Headstart H6 case mgr supplies Website H6 software maint fee Digital camera All-in-one printer Legal - Booker T Legal - Towers condemnati'n Misc Sundry Electric @ William Penn Operating transfer
	Sub Total =	1406		\$93,839.60	\$0.00	\$93,839.60	\$88,297.39	

1408 Management Improvements								
	Security	1408	989	\$129,649.40		129,649.40	129,588.65	Completed Jun, 2005 Wages Fringe benefits
HA Wide	Staff Training	1408	989	\$10,000.00		\$10,000.00	\$7,829.76	Hope VI Software
	Software	1408	989	\$30,000.00		300.00	300.00	Relocation of server
	Sub Total =	1408		\$169,649.40	\$0.00	168,468.87	166,237.88	H6 software maint fee

1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410	989	\$93,839.60		93,839.60	93,839.60	Completed Jun, 2005 Wages Fringe benefits
	Sub Total =	1410		\$93,839.60	\$0.00	\$93,839.60	93,839.60	

1430 Architectural & Engineering Fees

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1465 Dwelling Equipment-Nonexpendable								
Chester Towers PA 7-6	Kitchen Appliances	1465	30	\$9,034.00				
	Sub Total =	1465		\$9,034.00	\$0.00	\$0.00	\$0.00	
1450 Site Improvements								
William Penn PA 7-10	Resurface Playground Areas	1450	160	\$10,000.00				
	Site Security Cameras	1450	160	\$40,000.00				
	Sub Total =	1450		\$50,000.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Structures								
William Penn PA 7-10	Screen Doors	1460	160	\$75,000.00				
	Sub Total =	1460		\$75,000.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Structures								
	Structural Repairs to Crawl Spaces	1450	269	\$85,000.00				
	Screen Doors	1450	269	\$63,000.00				
	Inspect, Clean, Repair Elect. Dist. Equip.	1450	269	\$8,917.98				Completed Oct, 2005
	Sub Total =	1460		\$156,917.98	\$0.00	\$8,917.90	\$8,917.90	
1470 Non-Dwelling Structures								
Matopos Hills PA 7-11	Boiler Room Repairs	1470	269	\$50,000.00				
	Sub Total =	1470		\$50,000.00	\$0.00	\$0.00	\$0.00	

Annual Statement \ 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 7/31/99)

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	
1406 Operations							
HA Wide	9/14/2006			9/14/2008			
1408 Management Improvements							
HA Wide	9/14/2006			9/14/2008			
1410 Administration							
HA Wide	9/14/2006			9/14/2008			
1430 Fees and Costs							
HA Wide	9/14/2006			9/14/2008			
1465 Dwelling Equipment							
C. Towers	9/14/2006			9/14/2008			
1450 Site Improvements							
W. Penn	9/14/2006			9/14/2008			
1460 Dwelling Structures							
W. Penn	9/14/2006			9/14/2008			
1460 Dwelling Structures							
M. Hills	9/14/2006			9/14/2008			
1470 Non-Dwelling Structures							
M. Hills	9/14/2006			9/14/2008			

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 -P00750105		FFY of Grant Approval: 2005	
<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 2/28/2006 <input type="checkbox"/> Final Performance and Evaluation Report		Report Date: August 1, 2005			
Line No.	Summary by Development Account	Total Estimated Cost	Revision 1	Total Actual Cost	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	\$10,865.40	\$0.00	\$10,865.40	\$0.00
3	1408 Management Improvements	\$173,104.40	\$0.00	\$346,208.80	\$173,104.40
4	1410 Administration	\$86,552.20	\$0.00	\$86,552.20	\$35,596.57
5	1411 Audit	\$-	\$-	\$-	\$-
6	1415 Liquidated Damages	\$-	\$-	\$-	\$-
7	1430 Architectural & Engineering Fees	\$5,000.00	\$0.00	\$148.74	\$148.74
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$250,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$340,000.00	\$0.00	\$0.00	\$0.00
11	1465 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$-	\$-	\$-
13	1475 Nondwelling Equipment	\$-	\$-	\$-	\$-
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)	\$ 865,522.00	\$-	\$ 443,775.14	\$ 208,849.71
	Amount of line 20 Related to LBP Activities	\$-	\$-	\$-	\$-
	Amount of line 20 Related to Section 504 Compliance	\$-	\$-	\$-	\$-
	Amount of line 20 Related to Security	\$ 170,104.40	\$-	\$-	\$-
	Amount of line 20 Related to Energy Conservation Measures	\$ 340,000.00	\$-	\$-	\$-
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	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1406 Operations								
HA Wide	Operations	1406	989	\$10,865.40	\$0.00	10,865.40	\$0.00	
	Sub Total =	1406		\$10,865.40	\$0.00	\$10,865.40	\$0.00	
1408 Management Improvements								
HA Wide	Security	1408	989	\$173,104.40	\$0.00	173,104.40	173,104.40	Completed Jun, 2005
							137,494.38	Wages
							35,610.02	Fringe benefits
	Sub Total =	1408		\$173,104.40	\$0.00	\$346,208.80	173,104.40	
1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410	989	\$83,552.20	\$0.00	83,552.20	35,596.57	Wages
							24,825.44	
							10,771.13	Fringe benefits
	Bid Advertisements	1410	989	\$3,000.00	\$0.00	3,000.00	-	
	Sub Total =	1410		\$86,552.20	\$0.00	86,552.20	35,596.57	
1430 Architectural & Engineering Fees								
HA Wide	Construction Bid Documents	1430	989	\$5,000.00	\$0.00	148.74	148.74	
	Sub Total =	1430		\$5,000.00	\$0.00	\$148.74	\$148.74	
1450 Site Improvements								
Chester Towers PA 7-06	UG Storage Tank Removal	1450	300	\$166,667.00	\$0.00	-	\$0.00	
	Sub Total =	1450		\$166,667.00	\$0.00	\$0.00	\$0.00	
1450 Site Improvements								
Matopos Hills PA 7-11	UG Storage Tank Removal	1450	269	\$83,333.00	\$0.00	-	\$0.00	
	Sub Total =	1450		\$83,333.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Construction								
Chester Towers PA 7-06	Install New Windows	1460	269	\$340,000.00	\$0.00	-	\$0.00	
	Sub Total =	1460		\$340,000.00	\$0.00	\$0.00	\$0.00	

**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		Report Date: 12/31/2006	
<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 12/31/2006							
<input type="checkbox"/> Final Performance and Evaluation Report							
Line No.	Summary by Development Account	Total Estimated Cost Original	Revised 1	Total Actual Cost 2 Obligated	Expended		
1	Total Non-GP 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	\$ 132,396.00	\$ -	\$ -		
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Architectural & Engineering Fees	\$ 385,388.00	\$ 385,388.00	\$ 289,819.00	\$ 289,819.00		
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	\$ 851,259.00	\$ 1,079,224.00	\$ 1,079,224.00		
19	1502 Contingency (may not exceed 8% of line 19)						
	Amount of Annual Grant (Sum of lines 2-19)	\$ 1,369,043.00	\$ 1,369,043.00	\$ 1,369,043.00	\$ 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 Measure	\$ -	\$ -	\$ -	\$ -		
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 of a Revised Annual Statement.
 (2) To be completed for the Performance and Evaluation Report

Annual Statement \ Performance and Evaluation Report
 Capital Fund Program (CFP)

Part II: Supporting Pages

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

OMB Approval No. 2577-0157 (exp. 7/31/99)

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	100	\$ 132,396.00	\$ -	\$ -	\$ -	
	Sub Total =	1410		\$ 132,396.00	\$ -	\$ -	\$ -	
1430 Fees and Costs								
HA Wide PA 7	Receiver's Fee	1430	360	\$ 385,388.00	\$ 289,819.00	\$ 289,819.00	\$ 289,819.00	
	Sub Total =	1430		\$ 385,388.00	\$ 289,819.00	\$ 289,819.00	\$ 289,819.00	
1499 Development Activities								
Matopos PA 7-11	For the development of the Matopos Hills rental phase of the Chester Towers HOPE VI revitalization (Phase I) in accordance with the approved RHF Plan and the approved Mixed Finance Development Proposal	1499	35 dwellin units	\$ 851,259.00	\$ 1,079,224.00	\$ 1,079,224.00	\$ 1,079,224.00	Mixed Finance Proposal and Evidentiary Documents approved on April 14, 2006. Construction initiated on April 28, 2006. Scheduled completion date is May 31, 2007
	Sub Total =	1499		\$ 851,259.00	\$ 1,079,224.00	\$ 1,079,224.00	\$ 1,079,224.00	

Annual Statement \ Performance and Evaluation Report
 Capital Fund Program (CFP) **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 (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							
1430 Fees and Costs PA 7	5/17/2006		3/31/2004	5/17/2008		6/30/2005	
1499 Development Activities PA 7 - 11	5/17/2006		10/31/2005	5/17/2008			

(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: PA26-R00750104		FFY of Grant Approval: 2004		Report Date 12/31/2006	
<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 12/31/2006							
<input type="checkbox"/> Final Performance and Evaluation Report	Summary by Development Account			Total Estimated Cost		Revised 1	
Line No.			Original		Obligated	Total Actual Cost 2	Expended
1	Total Non-CCF 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						
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						
19	1502 Contingency (may not exceed 8% of line 19)						
	Amount of Annual Grant (Sum of lines 2-18)		1,680,271.00		1,680,271.00		881,162.78
	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 Measure						
Signature of Executive Director and Date		Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:					

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

Part II: Supporting Pages

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

OMB Approval No. 2517-0157 (exp. 7/31/03)

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	Sub Total =			\$ -	\$ -	\$ -	\$ -	
1430 Fees and Costs								
HA Wide PA 7	Sub Total =			\$ -	\$ -	\$ -	\$ -	
1499 Development Activities								
	For the development of the Highland Gardens phase of the Mc Carrey Village HOPE VI and the Matopos Hills phase of the Chester Towers HOPE VI, in accordance with the approved RHF plan and Mixed Finance Development Proposals.	1499	50 units at Highland Gardens and 35 units at Matopos	\$ 1,680,271.00	\$ -	\$ 1,680,271.00	\$ 881,162.78	Mixed Finance Proposal for Highland Gardens pending in mid-2007. Mixed Finance Proposal and Evidentiary Documents for Matopos approved on April 14, 2006. Construction initiated April 28, 2006. Scheduled completion date is May 31, 2007.
HA Wide PA 7	Sub Total =	1499		\$ 1,680,271.00	\$ -	\$ 1,680,271.00	\$ 881,162.78	

Annual Statement \ Performance and Evaluation Report
 Capital Fund Program (CFP) **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 (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							
1430 Fees and Costs PA 7							
1499 Development Activities PA 7 - 11	5/29/2006		5/29/2006	5/17/2008			

(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: PA26-R00750203		FFY of Grant Approval: 2003		Report Date 12/31/2006	
<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 <u>12/31/2006</u>							
<input type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/> Summary by Development Account							
Line No.		Total Estimated Cost	Revised 1	Total Actual Cost 2	Obligated	Expended	
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 10% of line 19)						
3	1408 Management Improvements Soft Costs						
4	1410 Administration	\$ 59,605.00	\$ -	\$ -	\$ -	\$ -	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Architectural & Engineering Fees	\$ 103,264.00	\$ 103,264.00	\$ 103,264.00	\$ 103,264.00	\$ 103,264.00	
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	\$ 806,964.00	\$ 866,569.00	\$ 866,569.00	\$ 866,569.00	\$ 866,569.00	
19	1502 Contingency (may not exceed 8% of line 19)						
	Amount of Annual Grant (Sum of lines 2-18)	\$ 969,833.00	\$ 969,833.00	\$ 969,833.00	\$ 969,833.00	\$ 969,833.00	
	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 Measure	\$ -	\$ -	\$ -	\$ -	\$ -	
Signature of Executive Director and Date		Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:					

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity (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		\$ 59,605.00	\$ -	\$ -	\$ -	
	Sub Total =			\$ 59,605.00	\$ -	\$ -	\$ -	
1430 Fees and Costs								
HA Wide PA 7	Receiver's Fee	1430	360	\$ 103,264.00	\$ 103,264.00	\$ 103,264.00	\$ 103,264.00	
	Sub Total =			\$ 103,264.00	\$ 103,264.00	\$ 103,264.00	\$ 103,264.00	
1499 Development Activities								
Matopos PA 7-11	For the development of the Chatham Estates rental phase of the Chester Towers HOPE VI revitalization (Phase II) in accordance with the approved RHF Plan and the approved Mixed Finance Development Proposal.	1499	25 dwelling units	\$ 806,964.00	\$ 866,569.00	\$ 866,569.00	\$ 866,569.00	Mixed Finance Development proposal and Final Evidentiary documents approved on November 24, 2006. Construction initiated on November 23, 2006. Scheduled completion date is November 19, 2007.
	Sub Total =			\$ 806,964.00	\$ 866,569.00	\$ 866,569.00	\$ 866,569.00	

Annual Statement \ Performance and Evaluation Report
 Capital Fund Program (CFP) **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 (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							
1430 Fees and Costs							
PA 7	1/13/2007		3/31/2006	1/13/2009			
1499 Development Activities PA 7 - 11	1/13/2007		4/30/2006	1/13/2009			

- (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

HIA Name: CHESTER HOUSING AUTHORITY	Comprehensive Grant Number: PA26-R00750204
Report Date: 2004	FY of Grant Approval: 2004
12/31/2006	

Line No.	Summary by Development Account	Original	Revised 1	Total Actual Cost 2	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				
8	1440 Site Acquisition				
0	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Structures - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency (may not exceed 8% of line 19)				
Amount of Annual Grant (Sum of lines 2-18)					
		1,190,308.00	\$ -	1,190,308.00	\$ 164,535.63
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 Measure		-	-	-	-

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

OMB Approval No. 2517-0157 (exp. 7/9/99)

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	Sub Total =			\$ -	\$ -	\$ -	\$ -	
1430 Fees and Costs								
HA Wide PA 7	Sub Total =			\$ -	\$ -	\$ -	\$ -	
1499 Development Activities								
	For the development of the Chatham Estates rental phase of the Chester Towers HOPE VI revitalization (Phase II) in accordance with the approved RHF Plan and the approved Mixed Finance Proposal	1499	25 dwelling units	1,190,308.00	-	1,190,308.00	164,535.63	Mixed Finance proposal and Final Evidentiary documents approved on November 24, 2006. Construction of Phase II initiated on November 23, 2006. Scheduled completion date is November 19, 2007.
HA Wide PA 7	Sub Total =	1499		1,190,308.00	-	1,190,308.00	164,535.63	

Annual Statement \ Performance and Evaluation Report:
 Capital Fund Program (CFP) **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 (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							
1430 Fees and Costs PA 7							
1499 Development Activities PA 7 - 11	1/13/2007		5/31/2006	1/13/2009			

(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: PA26-R00750205		FYP of Grant Approval: 2005		Report Date: 12/31/06	
<input type="checkbox"/> Original Annual Statement and Evaluation Report <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 12/31/2006							
Line No.	Summary by Development Account	Total Estimated Cost	Revised 1	Obligated	Total Actual Cost 2	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	\$ -	\$ 270,000.00		\$ 270,000.00	\$ -	
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	\$ 2,744,690.00	\$ 2,474,690.00	\$ 2,474,690.00	\$ -	\$ -	
19	1502 Contingency (may not exceed 8% of line 19)						
	Amount of Annual Grant (Sum of lines 2-18)	\$ 2,744,690.00	\$ 2,744,690.00	\$ 2,744,690.00	\$ -	\$ -	
	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 Measure	\$ -	\$ -	\$ -	\$ -	\$ -	
Signature of Housing Director and Date: <i>[Signature]</i>		Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:					

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

Part II: Supporting Pages

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

OMB Approval No. 2577-0157 (exp. 7/31/99)

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	Sub Total =			\$ -	\$ -	\$ -	\$ -	
1430 Fees and Costs								
HA Wide PA 7	Program Management		45	\$ -	\$ 270,000.00	\$ 270,000.00	\$ -	In progress
	Sub Total =			\$ -	\$ 270,000.00	\$ 270,000.00	\$ -	
1499 Development Activities								
Chatham Terrace PA 7	For the development of the Chatham Estates rental phase of the Chester Towers HOPE VI revitalization (Phase II) in accordance with the approved RHF Plan and the approved Mixed Finance Proposal	1499	25	\$ 2,744,690.00	\$ 2,474,690.00	\$ 2,474,690.00	\$ -	Mixed Finance Proposal and Final Evidentiary Materials approved by HUD on November 24, 2006. Construction of Phase II initiated on November 23, 2006. Scheduled completion date is November 19, 2007
	Sub Total =	1499		\$ 2,744,690.00	\$ 2,474,690.00	\$ 2,474,690.00	\$ -	

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							
1430 Fees and Costs PA 7							
	12/17/2007		6/6/2006	12/17/2009			
1499 Development Activities PA 7 - 11							
	12/17/2007		11/6/2006	12/17/2009			

(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: **PA26-R00750206** FFY of Grant Approval: **2006** Report Date: **12/31/2006**

Original Annual Statement Reserve for Disasters \ Emergencies Revised Annual Statement \ Revision Number: ____ Performance and Evaluation Report for Program Year Ending 12/31/2006

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-GP 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	\$ 270,000.00		\$ 270,000.00	\$ -
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	\$ 1,832,186.00		\$ 1,380,810.00	\$ -
19	1502 Contingency (may not exceed 8% of line 19)				
	Amount of Annual Grant (Sum of lines 2-18)	\$ 2,102,186.00	\$ -	\$ 1,650,810.00	\$ -
	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 Measure	\$ -	\$ -	\$ -	\$ -

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

(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

OMB Approval No. 2577-0157 (exp 7/21/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity (Dwelling Units)	Total Estimated Cost		Total Actual Cost (2)		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
1430 Fees and Costs	Program Management	1430	45	\$ 270,000.00	\$ -	\$ 270,000.00	\$ -	In progress
HIA Wide PA 7	Sub Total =	1430		\$ 270,000.00	\$ -	\$ 270,000.00	\$ -	
1499 Development Activities								
Chatham Terrace PA 7	For the development of the Chatham Estates rental phase of the Chester Towers HOPE VI revitalization (Phase II) in accordance with the approved RHF Plan and approved Mixed Finance Proposal.	1499	25	\$ 1,380,810.00	\$ -	\$ 1,380,810.00	\$ -	Mixed Finance proposal and Final Evidentiary Materials approved by HUD on November 24, 2006. Construction of Phase II initiated on November 23, 2006. Scheduled completion date is November 19, 2007.
1499 Development Activities								
Chesler Towers PA 7	For the development of the first Chester Towers on-site rental phase of the Chester Towers HOPE VI revitalization (Phase IV) in accordance with the approved RHF Plan and pending Mixed Finance Proposal.	1499	20	\$ 451,376.00	\$ -	\$ -	\$ -	Mixed finance proposal pending in the Fall of 2007.
	Sub Total =	1499		\$ 1,832,186.00	\$ -	\$ 1,380,810.00	\$ -	

Annual Statement \ Performance and Evaluation Report
 Capital Fund Program (CFP) **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 (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 and Costs							
PA 7	7/30/2008		11/6/2006	7/30/2010			
1499 Development Activities							
PA 7	7/30/2008		11/6/2006	7/30/2010			
1499 Development Activities							
PA 7	7/30/2008			7/30/2010			

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