

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

PHA Plans

Five Year Plan for Fiscal Years 2008 – 2012
&
Annual Plan for Fiscal Year 2008

**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: HOUSING AUTHORITY OF THE COUNTY OF CHESTER

PHA Number: PA046

PHA Fiscal Year Beginning: 01/2008

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)

Annual PHA Plan
PHA Fiscal Year 2008
 [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 *Executive Summary is no longer a requirement*

[24 CFR Part 903.7 9 (r)]

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)] Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

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

Required Attachments

A: P&E for all open years; FY 2008 Annual Plan; 5 Year Action Plan-EXCEL separate attachment.

Note: pa046a01 is the index for all excel files.... Open "a" first!

B Assessment of Site-Based Wait List – Demographic Changes

C Implementation of PH Resident Community Service Rqt.

D Pet Policy - actual Policy

E Progress Toward Five Year Plan

F Resident Member of the PHA Governing Board

G Membership of the Resident Advisory Board

H Section 8 Homeownership Program

I Voluntary Conversion – Initial Analysis

J RAB Comments

K Section 8 Project-Based Assistance

Optional Attachments:

Supporting Documents Available for Review

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	Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs identified any impediments to fair housing choices and is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	Annual Plans
At County office	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policy
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, & Admissions
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, and 2. Documentation of the required Deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents. <input checked="" type="checkbox"/> check here if included in the PH A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy Appendix 3	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management & maintenance policy documents, including policies for the prevention/eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable On Display	Supporting Document	Applicable Plan Component
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement for the active grant year <i>P&E</i>	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund Program.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or approved or submitted HOPE VI Revitalization Plans or any other approved proposal for PH development	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demo & Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of PH
N/A	Approved or submitted assessments & conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of PH
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan:
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Comm. Service & Self-Suff'y
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Comm. Service & Self-Suff'y
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Comm. Service & Self-Suff'y
N/A	The most recent PHDEP semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall No. of Families*	Afford- -ability	Supply	Quality	Access -ibility	Size	Loca- tion
Income <= 30% of AMI	4030	5	5	4	3	4	4
Income >30% but <=50% of AMI	3979	5	5	3	3	3	3
Income >50% but <80% of AMI	3481	4	4	2	3	2	2
Elderly	3044	4	3	2	3	1	1
Families with Disabilities	8185	4	5	2	4	2	1
Race/Ethnicity	N/A						
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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: **2007**
- U.S. Census: **2000**
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources

B. Housing Needs of Families on the Public Housing & Sec 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			
<i>All Data is as of August 2008</i>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing Note: Ten site-based wait lists, summed. People are allowed to sign up for more than one WL; thus, double counting!			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	472		40
Extremely low income <=30% AMI	387	82%	
Very low income (>30%;<=50% AMI)	74	16%	
Low income (>50% but <80% AMI)	11	2%	
Families with children	274	58%	
Elderly families	108	23%	
Families w/Disabilities	92	19%	
Race/ethnicity-Black	290	61%	
Race/ethnicity-White	174	37%	
Race/ethnicity- Hispanic/Other	8	2%	
1 BR	189	40%	
2 BR	185	39%	
3;+ 4; + 5; +6 BRs	98	21%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes; N/A			

B. Housing Needs of Families on the Public Housing & Sec 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			
<i>All Data is as of August 2007</i>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1780		0
Extremely low income <=30% AMI	1712	96.2	
Very low income (>30%;<=50% AMI)	56	3.1	
Low income (>50% but <80% AMI)	12	0.7	
Families with children	915	51.4	
Elderly families	485	27.2	Approx 20- 30
Families with Disabilities	380	21.4	
Black	853	48.0	
White	662	37.0	
Hispanic	231	13.0	
Asian/Pacific/Am Indian/AlaskaNative/ Other	34	02.0	
Characteristics by Bedroom Size (Public Housing Only)	N/A	N/A	N/A
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)? 30 months			
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(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:**

- Employ effective maintenance and management policies to minimize the number of public housing units off-line. **Implement the new Project-Based Accounting Management [PBAM] system.**
- Reduce turnover time for vacated public housing units. **A priority: qualify more applicants earlier**
- Reduce time to renovate public housing units. **This continues to be difficult due to both local L&I issues and manpower/funding restraints. Some work is now contracted out.**
- Seek replacement of public housing units lost to the inventory through mixed finance development. **Done; no further units are slated for demo/dispo..**
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources. **No further units are slated for demo/dispo.**
- Maintain Sec 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. **N/A. Not an issue at this time.**
- Maintain section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration. **Newly designed landlord meetings for both current landlords, and especially new landlords are held monthly.**
- Maintain 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.

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

- Apply for additional section 8 units should they become available,
- Leverage affordable housing resources in the community through the creation of mixed - finance housing. **This has been done in two of our 4 geographic locations.**
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: **Use the Replacement Housing Factor funds to develop NEW family public housing.**

NEED: Specific Family Types: Families at or below 30% of median**Strategy 1: Target available assistance to families at or below 30 % of AMI**

- 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 TBA Section 8.
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work **Continue to employ PH Admissions preference for working families**
- Other:

NEED: Specific Family Types: Families at or below 50% of median**Strategy 1: Target available assistance to families at or below 50% of AMI**

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other:

NEED: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other:

NEED: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- 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 *CFP funds have been used to create ADA units that meet more stringent reqts.*
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available. *This has been done and has been successful.*
- Affirmatively market to local non-profit agencies that assist families with disabilities. *The Wait List has been closed; thus marketing is not now being undertaken.*
- Other: (list below) *Carry out modifications as practicable for all types of disabilities.*

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:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: *In this County, these groups are African-American and Hispanic; both are well aware of availability. "La Comunidad" and "Alliance for Better Housing" inform the Hispanic community of availability – and the latter has built housing in the geographic area with Hispanic concentration.*

NOTE: The Wait List for Section 8 is currently closed.

Strategy 2: Conduct activities to affirmatively further fair housing

- 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 **Educate tenants on PA landlord/tenant law& their rights as a tenant.**

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. *Housing is extremely expensive!*
- 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)

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 2008 grants)		
a) Public Housing Operating Fund	\$1,379,710 (est.)	
b) Public Housing Capital Funds (incl RHF)	\$382,410	\$382K=mgt improvements & Unit/Site upgrade;
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$13,622,740 (est.)	
f) Public Housing Drug Elimination Program	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP	\$382,410 CFP	Mgt.& Physical Improvements
RHF (all types/years)	\$2,232,500 RHF	New PH development
PH Drug Elimination	0	
3. P H Dwelling Rental Income	\$619,900 (est.)	
4. Other income: Excess Utilities; Interest	\$97,600 (est.)	
5. Non-federal sources (list below)		
Total resources	\$18,717,270	

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:
- When families are within a certain time of being offered a unit: (state time) **3 months**
- 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 **Credit Check**

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? *Yes.*
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? *See above.*
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) *See above*

(2)Waiting List Organization

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

- Community-wide list,
- Sub-jurisdictional lists
- Site-based waiting lists *For all projects*
- Other (describe)

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

- PHA main administrative office
- PHA development site management office
- Other

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

1. How many site-based waiting lists will the PHA operate in the coming year? **7**

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)?**NO.**
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **All**

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

(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 Only

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: *Tenant would be responsible for difference in security deposit; must be in good standing within 12 months of the request. May transfer only 2 times within their entire PH residency.*
- 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 ***Priority in all admissions***
- 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)
The head, spouse, or sole member of household is 62 years or older.**
The head, spouse, or sole member of household is receiving SSD/SSI benefits or other payments based on inability to work**.

** = *Applicable to 50% of admissions in a calendar year:*

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.

1 Date and Time

Former Federal preferences: ***Homelessness.***

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- 2 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
- 2 Other preference(s) (list below)

*The head, spouse, or sole member of household is 62 years or older***

*The head, spouse, or sole member of household is receiving SSD/SSI benefits or other payments based on inability to work**.*

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 *Applicants may read the A&O policy at the main administrative office.*
- PHA briefing seminars or written materials
- Other source:

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: Does the PHA have any family (general occupancy) public housing developments covered by the deconcentration rule? If no, this section is complete. If Yes, continue to the next question. *The family developments are all EXEMPT per 24 CFR 903, FR of Aug 6, 2002.*

b. Yes No: Do any of these covered developments have average incomes above or below the 85% to 115% of the average incomes of all such developments, except that the upper limit shall never be less than the income at which a family would be defined as an extremely low income family under 24 CFR 5.603(b).N/A

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) *As noted below...*

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? *Yes.. local police dept. checks state & federal databases, as well.*

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

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

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

- Criminal or drug-related activity. *No. If this is an issue, a voucher is not issued; or is revoked.*
 Other *Person under repayment agreement w/prior landlord*

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit? If yes, state circumstances below:

For good cause, e.g. illness; port-ins unfamiliar with the area; inability to locate affordable unit.

(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 (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: **None.**

Other preferences (select all that apply): **None.**

- 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) ? ***HCV Holder evacuees of Hurricane Katrina***

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, etc. 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
- Other preferences (select all that apply): ***HCV Holder evacuees of Hurricane Katrina***
- 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

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

- 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":

- 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
- NA: the pool of applicant families ensures 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?

- 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) ***Through pertinent supportive services agencies.***

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:

Lost eligibility or waiting for an eligibility determination for an assistance program;**When there is a death in the family – for that month only.**

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: ***Flat rents: choice of applicant; and at recertification***

d. Which of the discretionary deductions and/or exclusions policies does the PHA plan to employ :

- For the earned income of a previously unemployed household member ***Mandatory Year 1; 50% in Year 2.***
 For increases in earned income. ***See above; as law requires; and 50% of year 2.***
 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)

- 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) *N/A*.

- 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) *N/A*

- 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.
- Other : *If decrease in allowable expenses; if change in family composition; if income decreases*

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

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**

(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 *also Exception FMR for part of County.*
 100% of FMR
 Above 100% but at or below 110% of FMR;
 Above 110% of FMR

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

- FMR's 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)

- FMR's 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?

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.
 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 2007	Expected Turnover
Public Housing*	326*	31
Section 8 Vouchers	1357	50 - 60
Section 8 Mod Rehab	53	21
<i>FSS</i>	100**	10

**includes AME's. **also, 51 Sec 8 persons have completed the program*

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:
 - Admissions & Continued Occupancy
 - Grievance Procedures
 - Capitalization Policy
 - Check Signing Policy
 - Criminal Records Management Policy
 - Disposition Policy
 - Drug Free Policy
 - Equal Housing Opportunity Policy
 - Ethics Policy
 - Procurement Policy
 - Public Housing Lease, incl. Community Service Rqts.
 - Pet Policy
 - One Strike Policy

- (2) Section 8 Management: (list below)
 - Section 8 Administrative Plan
 - Section 8 Lease

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.

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.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment.

-or-

- The Capital Fund Program Annual Statement is provided below.

(2) Capital Fund Program Five Year Plan

Select one:

- The Capital Fund Program Five Year Plan is provided as an attachment.

-or-

- The Capital Fund Program Annual Statement is provided below.

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: **Oak Street, Rosemont, Broadview, & Hillcrest in Coatesville; Woodland/Parkway, South Coatesville**
 - 2. Development (project) numbers: **46-1; 46-3; 46-7**
 - 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway
- 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:
- 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:
With RHF funds, development of new public housing should be underway in early 2008.

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. 1437p) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development)
- 2. Activity Description. *N/A*
 - 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:
1b. Development (project) number
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> ; Submitted, pending approval <input type="checkbox"/> ; Planned application <input type="checkbox"/>
4. Date application <u>approved</u> , submitted, or planned for submission
5. Number of units affected:
6. Coverage of action (select one) : <input type="checkbox"/> Part of the development; <input type="checkbox"/> Total development
7. Timeline for activity: <ul style="list-style-type: none"> a. Actual or projected start date of activity: b. Projected end date of activity

9. 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 **N/A**

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: Maple & Spruce Courts, West Chester 1b. Development (project) number: 46-2/partial
2. Designation type Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <i>by April, 2008</i>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected Number of units affected: 24
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: 222 N. Church St., West Chester 1b. Development (project) number: 46-5
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <i>by April, 2008</i>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: **59**
7. Coverage of action (select one)
- Part of the development.
- 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.
2. Activity Description **NOT APPLICABLE**
- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Mgt. Table?

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, to block 4; if no to block 5.)
4. Status of Conversion Plan (select the statement that best describes 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 <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan <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

B. Voluntary Conversions pursuant to Section 22 of the U.S. Hsg Act of 1937

See Attachment I.

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 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/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****The HUD program is now “Middle INCOME program”**).

2. Activity Description

Yes No: Has the PHA provided all required activity description information for component in the **optional** Public Housing Asset Mgt. Table?

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: N/A 1b. Development (project) number: N/A
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III; <input checked="" type="checkbox"/> Other. <i>See above for type and name of program</i> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program planned for submission:
5. Number of units affected: 0; number of hsg units for H.O.: total, 103.
6. Coverage of action: <input type="checkbox"/> Part of the development; <input type="checkbox"/> Total development N/A

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 USHA of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using table below (copy; 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:

See “Required Attachment H”, at the end of this Plan.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA 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? **New agreement, replacing 1999's was executed February 21, 2007**

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise) *informal basis.*
- 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?

- 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) **Preferences for working families**

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 (PH or Sec.8 participants or both)
<i>HOPE VI program's CSS is now complete</i>				

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 08/31/07)
Public Housing	<i>n/a</i>	<i>1</i>
Section 8	<i>97**</i>	<i>47**</i>

****51 persons have completed the program since FY 2000**

- 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?

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

See "Required Attachment C" at end of this template.

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 did the PHA use to determine the need for PHA actions to improve safety residents

- 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 Family developments: 46-2/Locust Ct in West Chester 26 units.; 46-4/Fairview in Phoenixville – 24 units; 46-12/Hannum Gardens “mixed-finance”; (16 of 31 units are ACC).*

B. Crime & Drug Prevention activities the PHA will undertake in 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 *at Hannum Gardens & Locust Ct..*
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program))
- Other (describe below) *collaboration w/local P.D. & County Drug Task Force*

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
- Other

D. Additional information as required by PHDEP/PHDEP Plan N/A

PHAs eligible for FY 2003 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds. *N/A. PHDEP cancelled*

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan? *N/A*
- Yes No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename): *n/a.*

14. PET POLICY [24 CFR Part 903.7 9 (n)]

See Required Attachment D.

15. Civil Rights Certifications [24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit [24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 1
5. Yes No: Have responses to any unresolved findings been submitted to HUD
2006 Audit, just submitted to HUD, indicates one finding concerning Sec 8 inspections, which requires a CAP. However, the issue has been resolved in early 2007 as this function has been contracted out.

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/*has* the PHA undertake(*n*? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: ***Maintain level of operating subsidy and oversight with the mixed-finance process; restructure staff positions to allow site-based management – THIS HAS BEEN DONE.***

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 RAB/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at **Attachment J**, a part of this submission.
 - Provided below:

B. Description of Election process for Residents on the PHA Board *See also Required Attachment F.*

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937?

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 **N/A**
 - 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

1. Consolidated Plan jurisdiction: ***Chester County, PA.***

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.
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan of the County of Chester is a Five Year plan 2005 – 2009. It is not yet available in final version; however a review of the draft indicates that the major activities complement the Authority's Plan. Specifically, their plan states "The County will be supportive of the Authority's goals, especially as they relate to public housing modernization and critically needed increases in rental vouchers and new housing units". It continues, by stating its commitment to the HOPE VI efforts.

Concerning economic development, the County's OHCD continues to support its "Team Pennsylvania CareerLink" whereby low income persons are assisted through a "One Stop Shop" to connect to jobs, job training, transportation, and child-care.

Their Plan also includes at least one "Fair Housing" training seminar, as the fundamental barrier to increased affordable housing is the NIMBY syndrome.

The required letter stating consistency with the Consolidated Plan will be forwarded to HUD along with the transmittal of the approving HACC Board of Commissioners' Resolution.

D. Other Information Required by HUD

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

The definition of "Substantial Deviation" and the summary of our Deconcentration Policy were provided in the FY 2000 submission; and as stated in the instructions for FY 2004, do not need to be repeated, unless substantially altered. These two items were not altered. HOWEVER, since it was requested in 2006, it is provided in Attachment E, part 2.

Substantial deviations or significant amendment or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

Attachments

Provided below is a list of “Required Attachments” as noted in PIH 2000-43 and later directives– as applicable to this Authority.

REQUIRED ATTACHMENTS:

PHDEP PLAN NOTE: PHDEP PROGRAM WAS TERMINATED BY CONGRESS

Attachment A: CFP FY 2008 (Annual); CFP 2008-2012 (Five Year); and all open year CFPs’ P&Es. **These are in a separate attachment, as they are in EXCEL**

Attachment B: Site Based Wait List

Attachment C: Community Service

Attachment D: Pet Policy

Attachment E: Progress Report; *and* **Definition of Standard Deviation**

Attachment F: Resident on Board

Attachment G: Resident Advisory Council

Attachment H: Section 8 Homeownership Program

Attachment I: Voluntary Conversion: RIA Questions

Attachment J: Resident Advisory Board Comments

Attachment K: Sec. 8 Project-Based Voucher Program

They begin on the next page

Required Attachment B: “Assessment of Site-Based Waiting List Development Demographic Changes”

For the 2008 Annual Plan, there are no NEW SBWLs...

The regulations and the Plan Guidebook state as follows:

“If the PHA plans to implement a site-based waiting list at any of its *public housing developments*, the PHA should take into account that in *the following year’s* Annual Plan, the PHA will be required to provide an assessment (table or brief narrative) of the changes in racial, ethnic, or disability-related resident composition at each applicable PHA site”.

The central Wait List is closed; those who had been on that list were notified of this change and asked to select site(s) that they prefer. Analysis will be provided during the next planning cycle.

Required Attachment C: Implementation of Public Housing Resident Community Service Requirements

Information for all PH units – those owned directly by HACC and those owned and/or managed by others is included below.

Note: Of the 232 units, 182 units are for elderly & disabled

Of the total age-eligible population:	145 persons
Exempt as disabled:	109
Exempt as employed/student:	32
Required to do Comm. Sv.:	4

Some of the community service duties being undertaken by these individuals are as follows:

- Working at local churches
- Working at the PH sites, both office-type and grounds

Required Attachment D: PET POLICY

Housing Authority of the County of Chester – Pet Policy

1. *Tenants may, after fulfilling the management requirements, maintain a pet from only one of the following categories:*
 - a. Dogs – Maximum number – ONE
 - i. Maximum size – 20 lbs (seeing eye or signal dogs excluded)
 - ii. Maximum age – none – must be house broken
 - iii. Spayed or neutered
 - iv. Current distemper and rabies shots
 - v. Current local license
 - b. Cats – Maximum number – ONE
 - i. Maximum size – n/a
 - ii. Minimum age – none
 - iii. Current distemper and rabies shots
 - iv. Must be declawed
 - c. Birds – Maximum cage size – 10 gallons
 - i. Maximum size – parakeet size (no parrots, myna birds)
 - ii. Wings must be clipped
 - iii. Shall not be let out of cage
 - d. Fish – Maximum aquarium size – 10 gallons
 - i. Maximum number – 10 (no meat eating species)
 - ii. Aquarium shall be placed in a safe location in the unit

No small rodents, (hamsters, rats, rabbits, guinea pigs, etc.)

Also, only routine domestic animals will be allowed. No reptiles, monkeys or other exotic or undomesticated animals of any type are allowed.

2. INTERVIEW PROCESS

A tenant who wishes to have a pet (except for fish) must first in writing make a request to the manager to acquire a pet. The manager will then schedule an appointment with the tenant to bring the pet in for an “interview” and must provide the following information:

- a. Name, address and phone number of veterinarian
- b. Veterinarian’s certification that the pet is in good health, has had the necessary inoculations and booster shots and is spayed or neutered in the appropriate cases.

The “interview” is to verify that the pet complies with the selection criteria, appears to be in good health, well cared for, well behaved and under the control of its owner. Overly aggressive, overly active or unfriendly animals will not be accepted. The tenant will be provided with a written ruling as to the pet’s acceptability after the interview. If the pet is rejected, the tenant will be told in writing of the reasons for the rejection.

3. FINANCIAL OBLIGATIONS

A one time pet security deposit is required, now at \$99.00.

The deposit is fully refundable after the unit has been vacated if there are no pet damages. The pet deposit may not be used to pay any other non-compliance fine detailed further in this policy. This deposit is solely separate from the tenant’s rent as stated in the apartment lease.

4. DOGS, CATS, ETC.

The pet must be kept in the tenant’s apartment or carried at all times when inside the building. This is to help prevent the spread of pet dander which is often the cause of severe allergies in many people. The pet must also be on a leash at all times when on the grounds of the complex. At no time will the pet ever be allowed to roam free.

Anyone allowing a pet to walk in the interior common areas of the building will be given (1) formal written warning, thereafter, a \$5.00 fine will be assessed for each offense.

5. WASTE OR LITTER

All animal waste or litter from litter boxes or cages is to be picked up and disposed of in SEALED PLASTIC BAGS and placed in the trash bin or garbage chute. Cat litter must be emptied at least twice weekly and cleaned daily. If a smell is developing because of improper care, one (1) verbal followed by one (1) written reprimand will be allowed. A third notice of the problem can result in the tenant being required to remove the pet from the complex. Litter from litter boxes is not to be disposed of down the toilet. Charges for unclogging the toilet or cleaning up the common grounds because of a tenant’s pet will be billed back to the tenant at a cost of \$25.00 for each occurrence.

The tenant agrees to use a “pooper scooper” or newspaper to clean up behind his pet if it should ever “mess” on the exterior common grounds.

- 6. The tenant agrees to keep his pet under control at all times so that the pet does not jump up on other tenants or guests on the property and that they are not bothered or unduly frightened by excessive barking or other aggressive behavior.

Pets that disturb the peace and quiet of the neighbors through noise, barking, whining, etc., smell, animal waste, biting, scratching or other nuisance must be removed from the premises.

The tenant agrees to provide adequate care, nutrition, exercise and medical care for his pet including current shots as required or necessary. Pets that appear to be poorly cared for will be reported to the SPCA or other appropriate authority for removal at the tenant’s expense.

Management reserves the right to inspect the tenant’s unit on a frequency of not less than every 3 months (after proper notice) to verify unit condition.

Pet will be totally removed from their units for the full amount of specified time for any exterminating or de-fleaing. This requirement must be complied with to the fullest.

The tenant also acknowledges that other tenants may have chemical sensitivities or allergies or are easily frightened by such animals. The tenant, therefore, agrees to exercise common sense and common courtesy in respect of such other tenants rights to peaceful and quiet enjoyment of the premises. Tenant also read and agrees to comply with the PET POLICY, which are herein incorporated by reference, and agrees to comply with such rules and regulations as may be reasonable adopted from time to time by owner.

TENANT_____

H.A.C.C. REP. _____/DATE_____

Required Attachment E:

Part 1: “Progress Toward Five Year Plan Goals”

The FY 2008 Plan is the third year of the new Five-Year cycle. The Housing Authority of the County of Chester continued to make progress in those areas delineated in its initial Five Year Plan. Below is a brief statement of progress for each major element as outlined in the FY 2000 Five Year Plan template.

A. Increase the availability of affordable housing

1. Supply. Our first goal had been to add up to 500 vouchers by the end of Year 5; and 372 new vouchers were added. However, HUD has not published NOFAs for Incremental Section 8s, nor is the Authority ready to increase its administrative burden if they do become available. For the next two years, the Authority plans to improve the strength of its management team, concentrating on “Asset Management” implementation. Through HOPE VI and other mixed-finance programs, the Authority has successfully increased the number of assisted housing units. It is now undertaking an RHF turnkey project that will add 10 new PH units.

2. Improve the quality.

PH Management. By the end of Year 2 (2007), the Authority will have in place a management and financial structure for the new Asset Management Program. It has moved into “Standard Performer” status and is working toward becoming a “High Performer” by the end of the five years (2009).

Voucher Management. The Authority is modernizing financial management of the program and is on track to become a high performer by the end of 2008.

Renovate PH units. Always a goal; however most are renovated through the vacancy reduction program, rather than scheduled renovations of entire buildings, etc.. due to deferred maintenance in the past and budget constraints.

Provide Replacement PH units and vouchers. PH replacement is underway. Currently, there are no planned demo/dispo that would require Replacement vouchers.

3. Increase Choices. The Authority has been successful in its attempt to expand the landlord base – over 10% of current landlords are new within the last two years. It also has an FSS Homeownership program in place.

B. Improve Community Quality of Life and Economic Vitality.

Most of the sub-categories have been addressed. New this year will be the initiation of “Designated Housing” for Elderly & Disabled families.

C. Promote Self-Sufficiency and Asset development of families. The Authority’s Section 8 Homeownership program is underway. The additional FSS staff slot, dedicated to Homeownership, has been filled, and outreach efforts have been in place.

D. Ensure Equal Opportunity in Housing for all Americans. Both programs - the public housing programs and Section 8 program - serve quite well those groups most vulnerable to discrimination in housing. The Section 8 program – which is based on private landlords – is subject to discrimination, however it has not been an issue for quite some time. Successful landlord seminars has been useful in precluding discrimination.

PART 2: DEFINITION OF STANDARD DEVIATION

Substantial deviations or significant amendment or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

Required Attachment F: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Patricia Downs**

B. How was the resident board member selected: (select one)?

- Elected
- Appointed

C. The term of appointment is (include the date term expires): **3 years - June 2009**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

A. Date of next term expiration of a governing board member: **12/31/2010**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

The Chester County Commissioners appoint the Board members of the Housing Authority. There are three County Commissioners: Carol Aichele, Donald Mancini, and Patrick O'Donnell.

Required Attachment G: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Resident Advisory Board Members – new for 2007

Patricia Downs (Resident Commissioner) – Elderly, Phoenixville

Ken Webber – Elderly Phoenixville

Samella Burton – Elderly, West Chester (East End)

Maria Torres – Elderly, West Chester (East End)

Angela Moyer – Family, West Chester (East End)

Lashonta Mitchell – Family, West Chester (East End)

Charlene Snowden – Elderly, West Chester (West End)

Eugene Bolden – Elderly, West Chester (West End)

Required Attachment H: Section 8 Homeownership Program Capacity Statement

The Housing Authority has implemented its Section 8 Homeownership Plan. The Section 8 Administrative Plan has been amended to include this activity.

Capacity Statement:

The program requires that there be a minimum down payment of 3% of the purchase price and that the last 1% of the purchase price be from the family's personal resources.

HACC's Housing Choice Voucher Program Homeownership Option

The Housing Authority of the County of Chester implemented The Housing Choice Voucher Program Homeownership Option in order to promote and support homeownership by a first-time homebuyer. The Authority is assisting in this process by:

- Providing Housing Choice Voucher payments to help with Homeownership expenses for eligible participants.
- Providing Homeownership Counseling through a series of educational workshops including, Budget and Credit, Legal Issues of Fair Housing and Predatory Lending, How to Buy a House and Home Maintenance.
- Providing participants with one-on-one counseling with the Homeownership Administrator as well as with referral agencies. These referral agencies will provide additional pre-purchase counseling.
- Participants will complete a minimum of 10 hours of training.

Required Attachment I: Voluntary Conversion of Public Housing – RIA (no change from previous years)

1. How many of the PHA's development are subject to the RIA?: **2: Partial of 2 project numbers: 46-2, 26 units; 46-4, 24 units.**
2. How many developments are NOT subject to RIA? **4(elderly/disabled)**
3. How many Assessments were conducted? **2**
4. Identify PHA developments that may be appropriate for conversion:
 - Locust Court: West Chester, [east end of town]. 26 family units.
 - Fairview Village, Phoenixville. 24 family units

Responses to Questions:

1. *Conversion would not be more expensive.*

It would be advantageous to convert the two family public housing developments to Section 8, if it is assumed that HA would continue to own and manage the property, i.e. that the only change is the income stream.

2. *Conversion would not adversely impact the residents.*

There would be no difference to the residents. All utilities would be paid by the landlord, which is the housing authority. Over time, utilities could be transferred to residents; however, in that case, they would receive a utility allowance.

3. *Conversion would not adversely impact the availability of affordable housing.*

There may well be a negative impact, as all the Section 8 vouchers are leased up and there is concern about future funding levels for the Section 8 program. *If additional vouchers were to be provided to implement this program, it would indeed be quite advantageous both for the Authority and for those needing assisted housing.* Also, it may assist in better acceptance of affordable housing by the community with “public housing” being eliminated. It would be recommended to undertake serious cosmetic improvements with the conversion.

Required Attachment J: Resident Advisory Board Comments

Resident Advisory Board Members

Patricia Downs (Resident Commissioner) – Elderly, Phoenixville
 Ken Webber – Elderly Phoenixville
 Samella Burton – Elderly, West Chester (East End)
 Maria Torres – Elderly, West Chester (East End)
 Angela Moyer – Family, West Chester (East End)
 Lashonta Mitchell – Family, West Chester (East End)
 Charlene Snowden – Elderly, West Chester (West End)
 Eugene Bolden – Elderly, West Chester (West End)

Members were chosen by their peers to represent their developments. This group represents nearly all of the public housing developments.

Comments:

The RAB met four times with management to strategize and discuss options for their developments. Meetings were held at the Authority's offices at lunch time on the following dates:

August 13; August 27; September 10; September 21

All of the representatives of the senior buildings requested an elderly/disabled designation. The representatives of the family developments were more concerned with the exteriors of their housing and blending in with the surrounding neighborhood.

Significant discussions were held around setting priorities for applicants. The group unanimously agreed to creating a priority for the homeless with a caveat that one must successfully complete a transitional housing program in order to receive the priority.

Other discussions included adjusting the Admissions and Continued Occupancy Policy to allow tenants to transfer for reasons other than what is currently stated. Tenants would be permitted to transfer "just because" twice within their entire occupancy. Tenants would maintain the right to transfer for medical accommodations.

The Public Hearing. This was held on September 25, 2007. This Hearing was duly advertised in accordance with requirements; and quorum of the Board of Commissioners was present. The Chairman of the Board addressed the residents who were present and briefly explained the Plan. No comments were received.

Required Attachment K: Sec 8 Project-Based Assistance Program

The Authority had planned utilization of the maximum 20% of total Section 8 vouchers for the PBA program – 304. One development - which has County and private funds – has chosen not to use the 11 vouchers set aside; thus there are 11 which potentially could be awarded to a development. However,. HACC has no definite plans for these vouchers at this time.

Chester County is the wealthiest County in the Commonwealth of Pennsylvania. It also has the fastest rate of growth. The resident population continues to age in place. Thus, new housing development, be it for families or elderly is “middle income” or above. There are quite a few new senior developments throughout the County that are “top-end”.

However, some developers, in conjunction with non-profits, have constructed low-income affordable housing utilizing tax credits and PBAs, and the Authority has been involved with them for quite a few years. The demand for this type of housing continues to increase. The Authority’s HOPE VI Mixed-Finance projects are using PBAs for the non-ACC units so as to ensure an income stream to the partnerships created through the Mixed Finance endeavors.

Concerning geographic distribution/census tracts, the current developments are in qualifying tracts. They are also scattered throughout the County rather than being concentrated in the two well-known “low income” municipalities. This utilization supports the HUD - and the Housing Authority’s – goal of creating housing which is *not* in the traditionally “poor neighborhoods”.

ORGANIZATIONAL CHART

Organizational Chart is in PowerPoint format and is transmitted as a separate file

HOUSING AUTHORITY OF THE COUNTY OF CHESTER PA046

<i>Name of Files</i>	Data is located in the worksheets, clearly labeled, as follows:		
pa046...01	Table of Contents of this File:		
a	This cover sheet		
b	501-03	SUMMARY	
	501-03	DETAIL	
	501-03	SCHEDULE	
c	502-03	SUMMARY	
	502-03	DETAIL	
	502-03	SCHEDULE	
d	501-04	SUMMARY	
	501-04	DETAIL	
	501-04	SCHEDULE	
e	501-05	SUMMARY	
	501-05	DETAIL	
	501-05	SCHEDULE	
f	501-06	SUMMARY	
	501-06	DETAIL	
	501-06	SCHEDULE	
g	501-07	SUMMARY	
	501-07	DETAIL	
	501-07	SCHEDULE	
h	RHF 501-02	SUMMARY	
	RHF 501-02	DETAIL	
	RHF 501-02	SCHEDULE	
i	RHF 501-03	SUMMARY	
	RHF 501-03	DETAIL	
	RHF 501-03	SCHEDULE	
j	RHF 501-04	SUMMARY	
	RHF 501-04	DETAIL	
	RHF 501-04	SCHEDULE	
k	RHF 501-05	SUMMARY	
	RHF 501-05	DETAIL	
	RHF 501-05	SCHEDULE	
l	RHF 501-06	SUMMARY	
	RHF 501-06	DETAIL	
	RHF 501-06	SCHEDULE	
m	RHF 502-06	SUMMARY	
	RHF 502-06	DETAIL	
	RHF 502-06	SCHEDULE	

<i>n</i>	RHF 501-07 RHF 501-07 RHF 501-07	SUMMARY DETAIL SCHEDULE		
<i>o</i>	RHF 502-07 RHF 502-07 RHF 502-07	SUMMARY DETAIL SCHEDULE		
	*****	Annual Plan		
<i>p</i>	501-08 501-08 501-08	SUMMARY DETAIL SCHEDULE		
	*****	Five Year Plan 2008 - 2012		
<i>q</i>	CY2008-2012 CY2008-2012	SUMMARY DETAIL		

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

PHA Name Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: PA26PO46501-03 Replacement Housing Factor Grant No			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters / Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:		
<input checked="" type="checkbox"/> Performance & Evaluation Report For Period Ending: 6/30/2007				<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cos		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	28,145	28,145	28,145	28,145.00	
3	1408 Management Improvement	15,000	4,206	4,206	4,206.00	
4	1410 Administration	28,145	28,145	28,145	28,145.00	
5	1411 Audit	0	0	0.00	0.00	
6	1415 Liquidated Damages	0	0	0	0.00	
7	1430 Fees and Costs	0	0	0	0.00	
8	1440 Site Acquisition	0	0	0	0.00	
9	1450 Site Improvement	9,145	9,145	9,145	9,145.00	
10	1460 Dwelling Structures	143,013	203,508	203,508	203,508.00	
11	1465.1 Dwelling Equipment - Nonexpendable	5,000	4,112	4,112	4,112.00	
12	1470 Nondwelling Structures	0	0	0	0.00	
13	1475 Nondwelling Equipment	45,000	2,807	2,807	2,807.00	
14	1485 Demolition	0	0	0	0.00	
15	1490 Replacement Reserve	0	0	0	0.00	
16	1492 Moving to Work Demonstration	0	0	0	0.00	
17	1495.1 Relocation Cost	8,000	1,380	1,380	1,380.40	
18	1499 Development ActivitiesMod Used For Development	0	0	0	0.00	
19	1501 Collateralization or Debt Service	0	0	0	0.00	
20	1502 Contingency	0	0	0	0.00	
21	Amount of Annual Grant (Sum of lines 2-20)	281,448	281,448	281,448	281,448.40	
22	Amount of Line 21 Related to LBP Activities	0		0	0	
23	Amount of Line 21 Related to Section 504 Compliance	0		0	0	
24	Amount of Line 21 Related to Security - Soft Costs	0		0	0	
25	Amount of Line 21 Related to Security - Hard Costs	0		0	0	
26	Amount of Line 21 Related to Energy Conservation Measures	5000	11000	11,000	11,000	
Signature of the Executive Director Tonya Mitchell-Weston		Date 10/10/2007		Signature of the Field Office Manager		
				Date		

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

Part II: Supporting Pages

PHA Name: Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: PA :PA26PO46501-03 Replacement Housing Factor Grant No:				2003/01		
6/30/2007								
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	Revised (1)	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		28,145	28,145	28,145	28,145	Ongoing
HA-WIDE	MGMT. IMPROVEMENTS	1408						
	1. Staff, Board & Residents Training			3,000	4,206	4,206	4,206	Prev. Yrs. Utilized 1st
	2. Economic Development			5,000	0	0	0	
	3. Service Contracts			6,000	0	0	0	
	4. Policy & Procedure Update			1,000	0	0	0	
	TOTAL	1408		15,000	4,206	4,206	4,206	
HA-WIDE	ADMINISTRATIVE	1410						
	1. Salaries & Benefits			28,145	28,145	28,145	28,145	complete
	TOTAL	1410		28,145	28,145	28,145	28,145	
HA-WIDE	SITE IMPROVEMENTS	1450						
46-2/MSL Crts.	Rear & front yards, w/concrete & sod, fencing w/gates; sidewalks start		7089sf; 131 cubic yds; 574 LF of fencing; 21 gates.	9,145	9,145	9,145	9,145	Ongoing
	TOTAL	1450		9,145	9,145	9,145	9,145	
	DWELLING STRUCTURES	1460						
	1. Boiler System Repairs		3	0	6,290	6,290	6,290	Moved from 1475
46-2/MSL Crts.	1. Unit & porch renovation; Roof Repair		**	46,000	48,866	48,866	48,866	Complete
46-4/KT	2. Renovations: fire alarm; new postal boxes; flooring & painting		***	50,000	90,326	90,326	90,326	Complete
46-4FV	3. New roofs, soffits, fascia for 6 units;		1600	22,000	27,304	27,304	27,304	Ongoing
46-5 Church St.	4. Fire Alarm Upgrade		1	20,513	20,513	20,513	20,513	Complete
46-8/Oxford	Rehabs: flooring		2675SF	4,500	10,209	10,209	10,209	Ongoing
	TOTAL	1460		143,013	203,508	203,508	203,508	
HA-WIDE	DWELLING EQUIPMENT-Non Exp.	1465						
	1. Appliances		11 ea	5,000	4,112	4,112	4,112	Prev. Yrs. Utilized 1st
	TOTAL	1465		5,000	4,112	4,112	4,112	
HA-WIDE	NON-DWELLING EQUIPMENT	1475						
	1. Boiler System Repairs		4	10,000	0	0	0	move to 1460 acct
	2. Computer System Upgrade		1	10,000	2,807	2,807	2,807	Utilizing Prev. Yrs. 1st
	3. Vehicle - maintenance truck		1	25,000	0	0	0	05 & '06
	TOTAL	1475		45,000	2,807	2,807	2,807	
HA-WIDE	Relocation	1495	2	8,000	1,380	1,380	1,380	Ongoing as Needed
BUDGET TOTALS				281,448	281,448	281,448	281,448	
Signature of Executive Director Tonya Mitchell 10/10/2007 4:46 PM		RV	Date: 10/10/2007	Signature of Field Office Manager		Date:		

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

PHA Name: Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program No: PA26PO46501-03 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	9/16/2005		6/30/2004	9/16/2007		5/31/2006	
46-2 Maple, Spruce & Locust Courts	9/16/2005		6/30/2004	9/16/2007		5/31/2006	
46-4 King Terrace and Fairview Village	9/16/2005		6/30/2004	9/16/2007		5/31/2006	
46-5 222 N. Church St.	9/16/2005		6/30/2004	9/16/2007		5/31/2006	
46-8 Oxford Terrace	9/16/2005		6/30/2004	9/16/2007		5/31/2006	

Annual Statement/Performance and Evaluation Report

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

PHA Name Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: PA26PO46502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters / Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)						
<input checked="" type="checkbox"/> Performance & Evaluation Report For Period Ending: 6/30/2007 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	13,480	13,480	13,480.00	13,480.00	
3	1408 Management Improvement	26,960	13,480	13,971.60	13,971.60	
4	1410 Administration	13,480	13,480	13,480.00	13,480.00	
5	1411 Audit	0	0	0.00	0.00	
6	1415 Liquidated Damages	0	0	0.00	0.00	
7	1430 Fees and Costs	0	0	0.00	0.00	
8	1440 Site Acquisition	0	0	0.00	0.00	
9	1450 Site Improvement	10,000	10,000	10,000.00	10,000.00	
10	1460 Dwelling Structures	70,890	84,370	83,878.40	83,878.40	
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0.00	0.00	
12	1470 Nondwelling Structures	0	0	0.00	0.00	
13	1475 Nondwelling Equipment	0	0	0.00	0.00	
14	1485 Demolition	0	0	0.00	0.00	
15	1490 Replacement Reserve	0	0	0.00	0.00	
16	1492 Moving to Work Demonstration	0	0	0.00	0.00	
17	1495.1 Relocation Cost	0	0	0.00	0.00	
18	1499 Development Activities Mod Used For Development	0	0	0.00	0.00	
19	1501 Collateralization or Debt Service	0	0	0.00	0.00	
20	1502 Contingency	0	0	0.00	0.00	
21	Amount of Annual Grant (Sum of lines 2-20)	134,810	134,810	134,810.00	134,810.00	
22	Amount of Line 21 Related to LBP Activities	0	0	0.00	0.00	
23	Amount of Line 21 Related to Section 504 Compliance	0		0.00	0.00	
24	Amount of Line 21 Related to Security - Soft Costs	0		0.00	0.00	
25	Amount of Line 21 Related to Security - Hard Costs	0		0.00	0.00	
26	Amount of Line 21 Related to Energy Conservation Measures	0	15,000	15,000.00	15,000.00	
Signature of the Executive Director Tonya Mitchell-Weston		Date 10-Oct-07 RV	Signature of the Field Office Manager		Date	

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

PHA Name: Housing Authority of the County of Chester 6/30/2007		Grant Type and Number Capital Fund Program Grant No: PA :PA26PO46502-03 Replacement Housing Factor Grant No:				2003		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Proposed Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		13,480	13,480	13,480.00	13,480.00	complete
HA-WIDE	MGMT. IMPROVEMENTS	1408						
	1. Training							
	a) Staff & Board			2,460	7,730	13,971.60	13,971.60	
	2. Service Contracts			16,500	0	0.00	0.00	
	3. Policy & Procedure Update			2,500	1,250	0.00	0.00	
	4. Housing Plan Development			5,500	4,500	0.00	0.00	
	TOTAL	1408		26,960	13,480	13,971.60	13,971.60	
HA-WIDE	ADMINISTRATIVE	1410						
	1. Salaries & Benefits			13,480	13,480	13,480.00	13,480.00	complete
	TOTAL	1410		13,480	13,480	13,480.00	13,480.00	
HA-WIDE	SITE IMPROVEMENTS	1450						
46-2/MSL Crts.	Rear & front yards, w/concrete & sod, fencing w/gates; sidewalks <i>continued</i>		7089sf; 131 cubic yds; 574 LF of fencing; 21 gates.	7,000	7,000	10,000.00	10,000.00	ongoing
46-2/LC	2. Tree Cutting & Trim			750	750	0.00	0.00	
46-5 Church St.	3. Railing Replacement		25LF	1,250	1,250	0.00	0.00	
	3. Parking Lot Stripes re-do		260LF	1,000	1,000	0.00	0.00	
	TOTAL	1450		10,000	10,000	10,000.00	10,000.00	
46-4/KT	DWELLING STRUCTURES							
	Renovations:attic firewalls-4 units; 3rd floor elevator lobby; bathroom -2units	1460	*	70,890	48,654.40	48,654.40	48,654.40	ongoing
46-2/LMS	Roofs; 2 substantial rehabs		700sf-roofs		20,224.00	20,224.00	20,224.00	
46-8/OX	Roof Replacement, emergency (contd)		13,000sf	0	15,000	15,000.00	15,000.00	ongoing
	TOTAL	1460		70,890	83,878	83,878.40	83,878.40	
BUDGET TOTALS				134,810	134,318	134,810.00	134,810.00	
Comment: The realignment of funds to new activities was included, in detail, in the full Plan Approval process, including detailed discussion w/RAB.								
Signature of Executive Director Tonya Mitchell-Weston		Date: 10/10/2007	Signature of Field Office Manager				Date:	

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

PHA Name: Housing Authority of the County	Grant Type and Number Capital Fund Program No: PA26PO46502-03 Replacement Housing Factor No:	Federal FY of Grant: <p style="text-align: center;">2003</p>
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9/30/2006

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	2/12/2006		1/31/2006	2/12/2008		6/30/2006	
46-2 Maple, Spruce & Locust Courts	2/12/2006		1/31/2006	2/12/2008		6/30/2006	
46-4 King Terrace and Fairview Village	2/12/2006		1/31/2006	2/12/2008		6/30/2006	
46-5 222 N. Church St.	2/12/2006		1/31/2006	2/12/2008		6/30/2006	
46-8 Oxford Terrace	2/12/2006		1/31/2006	2/12/2008		6/30/2006	

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

PHA Name Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: PA26PO46501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters / Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)						
<input checked="" type="checkbox"/> Performance & Evaluation Report For Period Ending: 6/30/2007 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	39,122	39,122	39,122.00	39,122.00	
3	1408 Management Improvement	25,078	25,078	20,942.51	20,942.51	
4	1410 Administration	39,122	39,122	31,566.40	31,566.40	
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	0				
8	1440 Site Acquisition	0				
9	1450 Site Improvement	36,000	57,169	57,169.00	57,169.00	
10	1460 Dwelling Structures	237,900	219,767	230,018.72	187,675.04	
11	1465.1 Dwelling Equipment - Nonexpendable	4,000	10,199	11,638.46	11,638.46	
12	1470 Nondwelling Structures	0				
13	1475 Nondwelling Equipment	10,000	765	764.91	764.91	
14	1485 Demolition	0				
15	1490 Replacement Reserve	0				
16	1492 Moving to Work Demonstration	0				
17	1495.1 Relocation Cost	0				
18	1499 Development ActivitiesMod Used For Development	0				
19	1501 Collaterization or Debt Service	0				
20	1502 Contingency	0				
21	Amount of Annual Grant (Sum of lines 2-20)	391,222	391,222	391,222.00	348,878.32	
22	Amount of Line 21 Related to LBP Activities	0				
23	Amount of Line 21 Related to Section 504 Compliance	2,400				
24	Amount of Line 21 Related to Security - Soft Costs	0				
25	Amount of Line 21 Related to Security - Hard Costs	0				
26	Amount of Line 21 Related to Energy Conservation Measures	27,800	56,246	56,246	56,246	
Signature of the Executive Director Tonya Mitchell-Weston		Date August 28, 2007		Signature of the Field Office Manag Date		

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

Part II: Supporting Pages

PHA Name: Housing Authority of the County of Chester 6/30/2007		Grant Type and Number Capital Fund Program Grant No: PA :PA26PO46501-04 Replacement Housing Factor Grant No:						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated	Funds Expended	Status of Proposed Work
				Original	Revised (1)			
HA-WIDE	OPERATIONS	1406		39,122	39,122.00	39,122.00	39,122.00	complete this grant
HA-WIDE	MGMT. IMPROVEMENTS	1408						
	1. Training				20,942.51	20,942.51	20,942.51	Complete
	a) Staff & Board			9,000				
	2. Service Contracts			16,078				Budget Rv. To change to "0"
	TOTAL	1408		25,078	20,942.51	20,942.51	20,942.51	
HA-WIDE	ADMINISTRATIVE	1410						
	1. Salaries & Benefits			39,122	31,566.40	31,566.40	31,566.40	complete this grant
		1410		39,122	31,566.40	31,566.40	31,566.40	
HA-WIDE	SITE IMPROVEMENTS	1450						
46-2/MSL Cr	Rear & front yards, w/concrete & sod, fencing w/gates; sidewalks <i>continued</i>		7089sf; 131 cubic yds; 574 LF of fencing; 21 gates.	7,000	10,419.00	10,419.00	10,419.00	complete
46-4/KT	Sitework: sidewalks, incl courtyard area		350sf cement + 400sf sod, seeding, regrading		46,750.00	46,750.00	46,750.00	complete
46-8/Oxford	Site Work; Retaining wall: <i>start</i>		1,310sf	29,000				Eng. Report, first, so delayed.
	TOTAL	1450		36,000	57,169.00	57,169.00	57,169.00	
46-2/MSL Cr	DWELLING STRUCTURES	1460						
	Roofs, incl eaves		750sf	4,100	1,815.00	1,815.00	1,815.00	complete this grant
	Rehab of elderly units, start		2		10,703.00	10,703.00	6,703.00	Using prior yr 1st
	Major renovations, incl heat, family units		2		55,500.00	55,500.00	35,228.16	in process
46-4/KT	water system; boiler upgrade;		*	199,000	2,734.22	2,734.22	2,734.22	complete this grant
46-4FV	Major Rehabs, incl flooring		2		15,320.00	15,320.00	15,320.00	complete this grant
	Roof Replacement		7320sf	7,000	22,700.00	22,700.00	22,700.00	complete
	Rehab of units, start		8 units	1,000	60,200.50	60,200.50	50,928.66	in process
	Exterior Siding Upgrade		7 units		8,800.00	8,800.00	0.00	
46-5 Church	Window Replacement		16	4,800				EPC-delayed
	Systems Repair		1 set elevators	10,000				moved to later years
46-8/Oxford	Site Work; Retaining wall: <i>start</i> roof-EMERGENCY - <i>end of contract</i>		1,310sf	0	52,246.00	52,246.00	52,246.00	To be bid out; moved TO 1450 completes the work.
	TOTAL	1460		237,900	230,018.72	230,018.72	187,675.04	
HA-WIDE	DWELLING EQUIPMENT-Non Exp. Ranges & Refrigerators	1465	7 sets	4,000	11,638.46	11,638.46	11,638.46	Ranges & Refrigerators
		1465		4,000	11,638.46	11,638.46	11,638.46	
HA-WIDE	NON DWELLING EQUIPMENT	1475						
	Maint.Vehicle/Computer hardware		1;misc.	10,000	764.91	764.91	764.91	Computer ancillaries
	TOTAL	1475		10,000	764.91	764.91	764.91	
BUDGET TOTALS				391,222	391,222.00	391,222.00	348,878.32	
Comment: The realignment of funds to new activities was included, in detail, in the full Plan Approval process, including detailed discussion w/RAE								
Signature of Executive Director Tonya Mitchell-Weston		Date: #####	Signature of Field Office Manager				Date:	

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

PHA Name: Housing Auth. of the Cnty of Chester 6/30/2007	Grant Type and Number Capital Fund Program No: PA26PO46501-04 Replacement Housing Factor No:	Federal FY of Grant: <p style="text-align: center;">2004</p>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	9/13/2006	7/31/2006		9/13/2008			
46-2 Maple, Spruce & Locust Courts	9/13/2006	7/31/2006		9/13/2008			
46-4 King Terrace and Fairview Village	9/13/2006	7/31/2006		9/13/2008			
46-5 222 N. Church St.	9/13/2006	7/31/2006		9/13/2008			
46-8 Oxford Terrace	9/13/2006	7/31/2006		9/13/2008			

ANNUAL STATEMENT/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

PART I: SUMMARY

PHA Name Housing Authority of the County of Chester	Grant Type & Number CFP Grant No. PA26P04650105 RHF GRANT No. n/a	FFY : 2005
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters / Emergencies	<input type="checkbox"/> Revised Annual Statement	Rev #2
<input checked="" type="checkbox"/> Performance and Evaluation Report For Period Ending: 6/30/2007	<input type="checkbox"/> Final Performance and Evaluation Report		

Line No.	Summary by Development Account	TOTAL ESTIMATED COST		TOTAL ACTUAL COSTS	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	46,450	46,450	46,450.00	46,450.00
3	1408 Management Improvement	52,056	32,056	40,067.44	36,196.17
4	1410 Administration	46,450	46,450	46,450.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,000	23,000	15,271.22	7,397.22
8	1440 Site Acquisition				
9	1450 Site Improvement	46,000	186,000	176,387.95	176,387.95
10	1460 Dwelling Structures	216,000	111,000	129,636.13	118,326.13
11	1465.1 Dwelling Equipment - Nonexpendable	0	15,000	9,595.01	7,919.01
12	1470 Nondwelling Structures			0.00	0.00
13	1475 Nondwelling Equipment	20,000	5,000	1,097.75	1,097.75
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost	15,000	0	0.00	0.00
18	1499 Development Activities Mod Used For Development				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	464,956	464,956	464,955.50	393,774.23
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	1,000	1,000	3,200.00	3,200.00
24	Amount of Line 21 Related to Security - Soft Costs	0	0	3,500.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	16,200	4,200		
26	Amount of Line 21 Related to Energy Conservation Measures	16,000	16,000	22,400.00	22,400.00

Signature of the Executive Director	Date	Signature of Field Office Manager	Date
	Sept 25, 2007		

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

PHA Name: Housing Authority of the County of Chester 6/30/2007		Grant Type and Number Capital Fund Program Grant No.: :PA26PO4650105 Replacement Hsg Factor Grant No.: n/a		Federal FY of Grant FY 2005				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
			Original	Revised (1)	Funds Obligated	Funds Expended		
HA-WIDE	OPERATIONS - TOTAL	1406	46,450	46,450	46,450.00	46,450.00	ongoing to offset operational	
HA-WIDE	MGMT. IMPROVEMENTS	1408						
	1. Resident Services		10,056	5,056	0.00	0.00		
	1. Training - Staff, Board, Residents..		20,500	27,000	17,551.14	13,679.87		
	2. Computer Software, etc.		11,500	0	22,516.30	22,516.30		
	3. Procedure & Policy Updates		10,000	0	0.00	0.00		
	TOTAL	1408	52,056	32,056	40,067.44	36,196.17		
HA-WIDE	ADMINISTRATIVE	1410						
	1. Salaries & Benefits		46,450	46,450	46,450.00	0.00		
	TOTAL	1410	46,450	46,450	46,450.00	0.00		
HA-WIDE	A & E SERVICES	1430	23,000	23,000	15,271.72	7,397.22	complete	
	TOTAL	1430	23,000	23,000	15,271.72	7,397.22		
HA-WIDE/Specific	SITE IMPROVEMENT	1450						
46-2M/S/L Courts	Rear & front yards, w/concrete & sod, fencing w/gates; sidewalks; removal of trees.. <i>continued</i>		15,200	177,000	176,387.95	176,387.95	complete	
46-4, King Terr.	Grounds: holes. Erosion; sidewalks, drainage		52,000sf	5,800	1,200	0.00	complete-prior year funds	
46-8, Oxford	Retaining wall, <i>cotinued</i>		1300sf	25,000	7,800	0.00	Deferred to next year	
	TOTAL	1450	46,000	186,000	176,387.95	176,387.95		
	DWELLING STRUCTURES	1460						
46-2/MSL Cts.	1. Substantial Rehabs flooring; kitchen cabinets; painting <i>start</i>		3	33,600	4,200	40,640.00	31,800.00	Using prior year first
x	2. Heaters& hot water system, individual		3	7,000	2,100	8,600.00	8,600.00	Using prior year first
46-4/Fairview Village	3. Renovations, 5 units.. Complete			8,000	71,000	32,300.00	32,300.00	complete
	4. Roofs (5); siding		??	16,000	15,000	20,670.00	18,200.00	Using prior year first
46-4/King Terrace	5.Renovations: kitchens, flooring; painting, waste water system; common area painting & flooring		??	23,500	8,500			
x	7. Elevator Replacement		1	89,500	2,200		0.00	"EPC"
46-5/222 N.C.St.	Substantial Rehab, incl flooring		1			3,100.00	3,100.00	
46-8/Oxford	Substantial Rehab, incl flooring		6	10,000	2,400	24,326.13	24,326.13	Using prior year first
countywide:	Boilers		4	28,400	5,600			"EPC"
	TOTAL	1460	216,000	111,000	129,636.13	118,326.13		
HA-WIDE	DWELLING EQUIPMENT	1465						
	1. Ranges & Refrigerators		14 sets	0	15,000	9,595.01	7,919.01	Using prior year first
	TOTAL	1465	0	15,000	9,595.01	7,919.01		
HA-WIDE	NON-DWELLING EQUIPMENT	1475						
	1. Computer Upgrade		1	4,000	5,000	0.00	0.00	Deferred
	2. Furniture, Common area		1	16,000	0	1,097.75	1,097.75	complete
	TOTAL	1475	20,000	5,000	1,097.75	1,097.75		
HA-WIDE	RELOCATION	1495						
	1. Relocation		1	15,000	0	0	0	
	TOTAL	1495	15,000.00	0.00	0.00	0.00		
	GRAND TOTAL			464,956.00	464,956.00	464,956.00	393,774.23	

10/16/2007 2:43 PM Signature of the Executive Director

DATE
September 25, 2007

Signature of Field Office Manager

Date

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

Part III: Implementation Schedule

PHA Name: Housing Authority of the County of Chester <i>a/o 6/30/2007</i>	Grant Type and Number Capital Fund Program No: PA26PO4650105 Replacement Housing Factor No:	Federal FY of Grant: 2005
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	8/17/2007		6/30/2007	8/17/2009			Requesting full 24 months instead of 18 months
46-2 Maple, Spruce & Locust Courts	8/17/2007		6/30/2007	8/17/2009			Requesting full 24 months instead of 18 months
46-4 King Terrace and Fairview Village	8/17/2007 8/17/2007		6/30/2007 6/30/2007	8/17/2009 8/17/2009			Requesting full 24 months instead of 18 months
46-5 222 N. Church St.	8/17/2007		6/30/2007	8/17/2009			Requesting full 24 months instead of 18 months
46-8 Oxford Terrace	8/17/2007		6/30/2007	8/17/2009			Requesting full 24 months instead of 18 months.

ANNUAL STATEMENT/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

PART I: SUMMARY

PHA Name Housing Authority of the County of Chester	Grant Type & Number CFP Grant No. PA26P04650106 RHF GRANT No. n/a	FFY : 2006
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Original Annual Statement
 Reserve for Disasters / Emergencies
 Revised Annual Statement (revision no:1)
 Performance and Evaluation Report For Period Ending: **6/30/2007**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		TOTAL ACTUAL COSTS	
		ORIGINAL (Oct 2006)	REVISED (April 2007)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	36,570	37,650	36,570.00	36,570.00
3	1408 Management Improvement	40,800	30,800	9,865.72	9,865.72
4	1410 Administration	36,570	37,650	0.00	0.00
5	1411 Audit			0.00	0.00
6	1415 Liquidated Damages			0.00	0.00
7	1430 Fees and Costs	0	15,200	0.00	0.00
8	1440 Site Acquisition			0.00	0.00
9	1450 Site Improvement	85,600	87,600	32,380.00	32,380.00
10	1460 Dwelling Structures	119,487	129,432	40,728.96	40,728.96
11	1465.1 Dwelling Equipment - Nonexpendable	7,800	7,800	0.00	0.00
12	1470 Nondwelling Structures			0.00	0.00
13	1475 Nondwelling Equipment	30,500	22,000	8,000.00	8,000.00
14	1485 Demolition			0.00	0.00
15	1490 Replacement Reserve			0.00	0.00
16	1492 Moving to Work Demonstration			0.00	0.00
17	1495.1 Relocation Cost	8,400	8,400	0.00	0.00
18	1499 Development ActivitiesMod Used For Development			0.00	0.00
19	1501 Collaterization or Debt Service			0.00	0.00
20	1502 Contingency			0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	365,727	376,532	127,544.68	127,544.68
22	Amount of Line 21 Related to LBP Activities			0	0
23	Amount of Line 21 Related to Section 504 Compliance		2,300	0	0
24	Amount of Line 21 Related to Security - Soft Costs		-	0	0
25	Amount of Line 21 Related to Security - Hard Costs		7,600	0	0
26	Amount of Line 21 Related to Energy Conservation Measures		48,400	0	0
Signature of the Executive Director Tonya Mitchell-Westor		Date September 25, 2007		Signature of Field Office Manager Date	

ANNUAL STATEMENT / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages a/o 6/30/07

PHA Name: Housing Authority of the County of Chester a/o 6/30/2007		Grant Type and Number Capital Fund Program Grant No: :PA26PO4650106 Replacement Hsg Factor Grant No: n/a		Federal FY of Grant FY 2006				Status of Proposed Work
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost			
			Original	Revised (1)	Funds Obligated	Funds Expended		
HA-WIDE	OPERATIONS - TOTAL	1406.0		36,570	37,650	36,570.00	36,570.00	ongoing to offset operational budget
HA-WIDE	MGMT. IMPROVEMENTS	1408.0						
	1. Training - Staff, Board, Residents..			32,400	22,400	7,064.64	7,064.64	Mgt trg.
	2. Computer Software			5,056	5,500			
	3. Consultant Svs			3,344	2,900	2,801.08	2,801.08	consultant svs.
	TOTAL	1408.0		40,800	30,800	9,865.72	9,865.72	
HA-WIDE	ADMINISTRATIVE	1410.0						
	1. Salaries & Benefits			36,570	37,650	0	0	Using prior year first
	TOTAL	1410.0		36,570	37,650	0.00	0.00	
HA-WIDE	A & E SERVICES	1430.0						
	TOTAL	1430.0		0	15,200	0.00	0.00	
HA-WIDE/Specific x	SITE IMPROVEMENT	1450.0						
	Retaining Wall, Oxford.		245LF	55,600	40,000	0.00	0.00	Complete
	Retaining Wall, Phoennixville		120LF	30,000	21,000	0.00	0.00	Deferred
	Water pits, West chester		6 pits		26,600	32,380.00	32,380.00	complete
	TOTAL	1450.0		85,600	87,600	32,380.00	32,380.00	
46-2/MSL Crts.	DWELLING STRUCTURES	1460.0						
	Boiler Upgrade		2 boilers	11,000	7,500	8,168.64	8,168.64	complete
	Roofs Locust Ct.		4800sf (=6)	26,015	26,000	0.00	0.00	Using prior year first
46-4/Fairview Village	Roofs, including mansard part, as reqd.		6000sf	37,000	23,060	0.00	0.00	Using prior year first
	Complete Rehab of Units, incl bath &Kitchen		1 unit		27,400	17,950.00	17,950.00	complete
46-4/King Terrace x	Renovations: kitchens, flooring, painting; Common areas' flooring & painting		Handicap Unit upgrade	0	0	11,535.32	11,535.32	
46-5/222 N.C.St.	Elevator Replacement		1	0	0			deferred
	Renovation of Common Areas (halls...)		4,500sf	20,325	20,325			Using prior year first
46-8/Oxford	Substantial Rehab: flooring		2800sf	25,147	25,147			Using prior year first
	Heating System's pumps		2			3,075.00	3,075.00	complete
	TOTAL	1460.0		119,487	129,432	40,728.96	40,728.96	
HA-WIDE	DWELLING EQUIPMENT	1465.1						
	1. Ranges & Refrigerators		6 sets	7,800	7,800			
	TOTAL	1465.1		7,800	7,800	0.00	0.00	
HA-WIDE	NON-DWELLING EQUIPMENT	1475.0						
	1. Computer Upgrade		1	22,200	14,000			
	2. Vehicle, Maintenance		1	8,300	8,000	8,000.00	8,000.00	complete
	TOTAL	1475.0		30,500	22,000	8,000.00	8,000.00	
HA-WIDE	RELOCATION	1495.1						
	1. Relocation			8,400	8,400			deferred to future years
	TOTAL	1495.0		8,400	8,400			
	GRAND TOTAL			365,727	376,532	127,544.68	127,544.68	

Signature of the Executive Director

DATE: oct 15 2007

Signature of Field Office Manager Date

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

NOTE: No change in dates

PHA Name: Housing Authority of the County of Chester	Grant Type and Number Capital Fund Program No: PA26PO4650106 Replacement Housing Factor No:	Federal FY of Grant: 2006
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	7/17/2008			2/1/2010			
46-2 Maple, Spruce & Locust Courts	7/17/2008			2/1/2010			
46-4 King Terrace & FV	7/17/2008			2/1/2010			
46-5 222 N. Church St.	7/17/2008			2/1/2010			
46-8 Oxford Terrace	7/17/2008			2/1/2010			

ANNUAL STATEMENT/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

PART I: SUMMARY

PHA Name	Grant Type & Number	FFY:
Housing Authority of the County of Chester	CFP Grant No. PA26P046501-07	2007
	RHF GRANT No. n/a	

Original Annual Statement
 Reserve for Disasters / Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report For Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		TOTAL ACTUAL COSTS	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	36,570	38,200		
3	1408 Management Improvement	30,000	30,000		
4	1410 Administration	36,570	38,200		
5	1411 Audit			0	0
6	1415 Liquidated Damages			0	0
7	1430 Fees and Costs	11,000	14,000	0	0
8	1440 Site Acquisition			0	0
9	1450 Site Improvement	83,000	17,400	0	0
10	1460 Dwelling Structures	149,500	224,750	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	9,500	8,800	0	0
12	1470 Nondwelling Structures			0	0
13	1475 Nondwelling Equipment	8,000	7,200	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Cost	1,587	3,860	0	0
18	1499 Development Activities Mod Used For Development	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant (Sum of lines 2-20)	365,727	382,410	0.00	0.00
22	Amount of Line 21 Related to LBP Activities	0	0	0	0
23	Amount of Line 21 Related to Section 504 Compliance	1,000	3,200	0	0
24	Amount of Line 21 Related to Security - Soft Costs	0	14,750	0	0
25	Amount of Line 21 Related to Security - Hard Costs	0	12,400	0	0
26	Amount of Line 21 Related to Energy Conservation Measures	30,500	41,200	0	0
Signature of the Executive Director		Date		Date	
		31-Aug-07			

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

Part II: Supporting Pages

PHA Name: Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: :PA26PO4650107 Replacement Hsg Factor Grant No: n/a			FY 2007		Status of Proposed
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Original	Funds Expended	
HA-WIDE	OPERATIONS - TOTAL	1406.0		36,570	38,200		
HA-WIDE	MGMT. IMPROVEMENTS	1408.0					
	1. Training - Staff, Board, Residents..			18,000	18,000		
	2. Computer Software			12,000	12,000		
	TOTAL	1408.0		30,000	30,000		
HA-WIDE	ADMINISTRATIVE	1410.0					
	1. Salaries & Benefits			36,570	38,200		
	TOTAL	1410.0		36,570	38,200		
HA-WIDE	A & E SERVICES	1430.0					
	TOTAL	1430.0		11,000	14,000		
HA-WIDE/Specific	SITE IMPROVEMENT	1450.0					
	Retaining Wall, Oxford			75,000	0		
	All Sites: Security Lighting; grounds upgrad			8,000	17,400		
	TOTAL	1450.0		83,000	17,400		
46-2/MSL Crts.	DWELLING STRUCTURES	1460.0	<i>(updated info)</i>				
	Roofs		2400	9,500	7,200		
	Painting;flooring; baths - units		3	4,500	9,800		
	Security system upgrade		1	0	2,000		
	Heating System upgrade (w/EPC)		4	0	8,000		
46-4/Fairview Village	Roofs, including mansard part, as rqd.		7325sf	20,000	23,750		
	Flooring; baths; paint...units				0		
	Heating Systems' upgrade		2 units		9,000		
46-4 King Terrace	Renovations: common areas			below for 1st 3 lines	19,200		
	Renovations: kitchens, flooring, paintin		6	52,000	28,600		
	Systems, Elevator (start		1	0	12,500		
	Security system upgrade		*	0	4,250		
Signature of the Executive Director		DATE:			Date		
		28-Aug-07					

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

PHA Name: Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: :PA26PO4650107 Replacement Hsg Factor Grant No: n/a				FY 2007		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cos			Funds Expended	Status of Proposed	
				Original	Rv 1			
46-5/222 N.C.St.	Renovation of Common Areas (halls...) Substantial Rehab: flooring; baths (start) Systems, Elevator (start Security System Upgrade		2100sf 6 1	28,500 26,000 0 0	20,100 23,700 28,500 4,250			
46-8/Oxford	Renovation of Common Areas (halls...) Substantial Rehab: flooring; baths (start) Systems, Elevator (start Security System Upgrade		1,100 3 * *	below for 1st 2 lines \$ 9,000 0	10,500 9,150 0 4,250			
	TOTAL	1460.0		149,500	224,750			
HA-WIDE	DWELLING EQUIPMENT 1. Ranges & Refrigerators TOTAL	1465.1 1465.1	8 sets	9,500 9,500	8,800 8,800			
HA-WIDE	NON-DWELLING EQUIPMENT 1. Computer Upgrade 2. Vehicle, Maintenance TOTAL	1475.0 1475.0	1	8,000 8,000	7,200 7,200			
HA-WIDE	RELOCATION 1. Relocation TOTAL	1495.1 1495.0		1,587 1,587	3,860 3,860			
	GRAND TOTAL			365,727	382,410			
Signature of the Executive Director		DATE: 31-Aug-07			Date:			

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

Part III: Implementation Schedule

PHA Name: Housing Authority of the County of Chester	Grant Type and Number Capital Fund Program No: PA26PO4650107 Replacement Housing Factor No:	Federal FY of Grant: <p style="text-align: center;">2007</p>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	9/10/2009			2/10/2011			
46-2 Maple, Spruce & Locust Courts	9/10/2009			2/10/2011			
46-4 King Terrace and Fairview Village	9/10/2009			2/10/2011			
46-5 222 N. Church St.	9/10/2009			2/10/2011			
46-8 Oxford Terrace	9/10/2009			2/10/2011			

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

PHA Name Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26RO46501-02		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters / Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: _____)	
<input checked="" type="checkbox"/> Performance & Evaluation Report For Period Ending: 6/30/2007		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cos		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	0			
3	1408 Management Improvement	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment - Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Cost	0			
18	1499 Development Activities Mod Used For Development	459,601		229,552	229,552
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant (Sum of lines 2-20)	459,601		229,552	229,552
22	Amount of Line 21 Related to LBP Activities	0		0	0
23	Amount of Line 21 Related to Section 504 Compliance	0		0	0
24	Amount of Line 21 Related to Security - Soft Costs	0		0	0
25	Amount of Line 21 Related to Security - Hard Costs	0		0	0
26	Amount of Line 21 Related to Energy Conservation Measures	0		0	0
This grant is 2nd year of Increment I; 10 townhomes are planned.					
Signature of the Executive Director Tonya Mitchell-Weston		Date 25-Sep-07		Signature of the Field Office Manager Date	

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

Part II: Supporting Pages

PHA Name: Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: :PA26RO46501-02						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated	Funds Expended	Status of Proposed Work
				Original	Revised (1)			
HA-WIDE	OPERATIONS	1406		0				
HA-WIDE	MGMT. IMPROVEMENTS	1408						
	TOTAL	1408		0				
HA-WIDE	ADMINISTRATIVE	1410		0				
	TOTAL	1410		0				
HA-WIDE	A & E SERVICES	1430		0				
	TOTAL	1430		0				
HA-WIDE	SITE IMPROVEMENTS	1450		0				
	TOTAL	1450		0				
	DWELLING STRUCTURES	1460						
	TOTAL	1460		0				
HA-WIDE	DWELLING EQUIPMENT-Non Exp.			0				
	TOTAL	1465		0				
46-4	DEVELOPMENT ACTIVITIES - Two phases: construction, w/LIHTC, of replacement hsg; planned, to be constructed, through Turnkey.* 10 PH townhomes, Fairview	1499		459,601		229,552	229,552	This is end payment for Phase I; Phase II is in design stage
	TOTAL	1499		459,601		229,552	229,552	
BUDGET TOTALS				459,601		229,552	229,552	
Signature of Executive Director		Date: 9/25/2007		Signature of Field Office Manager		Date:		

*see September 2003 RHF PLAN Submission for details.

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

PHA Name: Housing Authority of the County	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: PA26RO46501-02	Federal FY of Grant: <p style="text-align: center;">2002</p>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	1/30/2005	12/16/2007		12/16/2009	same		per HUD.

Annual Statement/Performance and Evaluation Report

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

PHA Name Housing Authority of the County of Chester	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26RO46501-03
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters / Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)	Federal Grant Yr.
<input checked="" type="checkbox"/> Performance & Evaluation Report For Period Ending: 6/30/2007 <input type="checkbox"/> Final Performance and Evaluation Report	2003

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	0			
3	1408 Management Improvement	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment - Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Cost	0			
18	1499 Development Activities Mod Used For Development	356,825		0.00	0.00
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant (Sum of lines 2-20)	356,825		0.00	0.00
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	0			
25	Amount of Line 21 Related to Security - Hard Costs	0			
26	Amount of Line 21 Related to Energy Conservation Measures	0			

This grant is 3rd year of Increment I; 10 townhomes are planned.

Signature of the Executive Director Tonya Mitchell-Weston	Date 25-Sep-07	Signature of the Field Office Manager	Date
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**Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: :PA26RO46501-03						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated	Funds Expended	Status of Proposed Work
				Original	Revised (1)			
HA-WIDE	OPERATIONS	1406		0				
HA-WIDE	MGMT. IMPROVEMENTS	1408						
	TOTAL	1408		0				
HA-WIDE	ADMINISTRATIVE	1410		0				
	TOTAL	1410		0				
HA-WIDE	A & E SERVICES	1430		0				
	TOTAL	1430		0				
HA-WIDE	SITE IMPROVEMENTS	1450		0				
	TOTAL	1450		0				
	DWELLING STRUCTURES	1460						
	TOTAL	1460		0				
HA-WIDE	DWELLING EQUIPMENT-Non Exp.	1465		0				
	TOTAL	1465		0				
46-4	DEVELOPMENT ACTIVITIES	1499		356,825		0.00	0.00	In design stage
	10 NEW TOWNHOMES, FAIRVIEW							
	TOTAL	1499		356,825				
BUDGET TOTALS				356,825		0.00	0.00	
Signature of Executive Director		Date: 25-Sep-07		Signature of Field Office Manager			Date:	

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

PHA Name: Housing Authority of the County	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: PA26RO46501-03	Federal FY of Grant: <p style="text-align: center;">2003</p>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	9/16/2005	12/16/2007		9/16/2007	12/16/2009		per HUD.

Annual Statement/Performance and Evaluation Report

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

PHA Name Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26RO46501-04		Federal FY of Grant 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters / Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance & Evaluation Report For Period Ending: 6/30/2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	0			
3	1408 Management Improvement	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment - Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Cost	0			
18	1499 Development Activities Mod Used For Development	417,550		0.00	0.00
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant (Sum of lines 2-20)	417,550		0.00	0.00
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	0			
25	Amount of Line 21 Related to Security - Hard Costs	0			
26	Amount of Line 21 Related to Energy Conservation Measures	0			
<i>This grant is 4th year of Increment I; 10 townhomes are planned.</i>					
Signature of the Executive Director Tonay Mitchell-Weston		Date 25-Sep-07		Signature of the Field Office Manager Date	

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

PHA Name: Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: PA Replacement Housing Factor Grant No: :PA26RO46501-04							
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated	Funds Expended	Status of Proposed Work	
				Original	Revised (1)				
HA-WIDE	OPERATIONS	1406		0					
HA-WIDE	MGMT. IMPROVEMENTS	1408							
	TOTAL	1408		0					
HA-WIDE	ADMINISTRATIVE	1410		0					
	TOTAL	1410		0					
HA-WIDE	A & E SERVICES	1430		0					
	TOTAL	1430		0					
HA-WIDE	SITE IMPROVEMENTS	1450		0					
	TOTAL	1450		0					
	DWELLING STRUCTURES	1460							
	TOTAL	1460		0					
HA-WIDE	DWELLING EQUIPMENT-Non Exp.			0					
		1465		0					
46-4	DEVELOPMENT ACTIVITIES	1499		417,550		0.00	0.00	in Design stage	
	10 PH TOWNHOMES, FAIRVIEW								
	TOTAL	1499		417,550		0.00	0.00		
BUDGET TOTALS				417,550					
Signature of Executive Director Tonya Mitchell-Weston		Date: 9/25/2007	Signature of Field Office Manager				Date:		

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

PHA Name: Housing Authority of the County a/o 6/30/2005	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: PA26RO46501-04	Federal FY of Grant: 2004
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	1/29/2007	12/16/2007		1/29/2009	12/16/2009		per HUD.

Annual Statement/Performance and Evaluation Report

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

PHA Name Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26RO46501-05			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance & Evaluation Report For Period Ending: 6/30/2007		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	0			
3	1408 Management Improvement	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment - Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Cost	0			
18	1499 Development Activities Mod Used For Development	507,974		120,000.00	0.00
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant (Sum of lines 2-20)	507,974		120,000.00	0.00
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	0			
25	Amount of Line 21 Related to Security - Hard Costs	0			
26	Amount of Line 21 Related to Energy Conservation Measures	0			
<i>This grant is 5th year of Increment I; 10 townhomes are planned.</i>					
Signature of the Executive Director Tonay Mitchell-Weston		Date September 25, 2007	Signature of the Field Office Manager		Date

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

Part II: Supporting Pages

PHA Name: Housing Authority of the County of Chester a/o 6/30/2007		Grant Type and Number Capital Fund Program Grant No: PA Replacement Housing Factor Grant No: :PA26RO46501-05						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated	Funds Expended	Status of Proposed Work
				Original	Revised (1)			
HA-WIDE	OPERATIONS	1406		0				
HA-WIDE	MGMT. IMPROVEMENTS	1408						
	TOTAL	1408		0				
HA-WIDE	ADMINISTRATIVE	1410		0				
	TOTAL	1410		0				
HA-WIDE	A & E SERVICES	1430		0				
	TOTAL	1430		0				
HA-WIDE	SITE IMPROVEMENTS	1450		0				
	TOTAL	1450		0				
	DWELLING STRUCTURES	1460						
	TOTAL	1460		0				
HA-WIDE	DWELLING EQUIPMENT-Non Exp.	1465		0				
	TOTAL	1465		0				
46-4	DEVELOPMENT ACTIVITIES	1499		507,974		120,000.00	0.00	In design stage
	10 new PH townhomes, FAIRVIEW							
	TOTAL	1499		507,974		120,000.00	0.00	
BUDGET TOTALS				507,974				
Signature of Executive Director Tonya Mitchell-Weston		Date: 9/25/2007		Signature of Field Office Manager		Date:		

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

PHA Name: Housing Authority of the County of Chester a/o 6/30/2005	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: PA26RO46501-05	Federal FY of Grant: <p style="text-align: center;">2005</p>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	1/29/2007	12/16/2007		1/29/2009	12/16/2009		per HUD.

Annual Statement/Performance and Evaluation Report

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

PHA Name Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26RO46501-06			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance & Evaluation Report For Period Ending: 6/30/2007		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	0			
3	1408 Management Improvement	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment - Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Cost	0			
18	1499 Development Activities Mod Used For Development	129,100		0.00	0.00
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant (Sum of lines 2-20)	129,100		0.00	0.00
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	0			
25	Amount of Line 21 Related to Security - Hard Costs	0			
26	Amount of Line 21 Related to Energy Conservation Measures	0			
<i>This grant is 5th year of Increment I; 10 townhomes are planned.</i>					
Signature of the Executive Director Tonay Mitchell-Weston		Date September 25, 2007	Signature of the Field Office Manager		Date

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

Part II: Supporting Pages

PHA Name: Housing Authority of the County of Chester a/o 6/30/2007		Grant Type and Number Capital Fund Program Grant No: PA Replacement Housing Factor Grant No: :PA26RO46501-06						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated	Funds Expended	Status of Proposed Work
				Original	Revised (1)			
HA-WIDE	OPERATIONS	1406		0				
HA-WIDE	MGMT. IMPROVEMENTS	1408						
	TOTAL	1408		0				
HA-WIDE	ADMINISTRATIVE	1410		0				
	TOTAL	1410		0				
HA-WIDE	A & E SERVICES	1430		0				
	TOTAL	1430		0				
HA-WIDE	SITE IMPROVEMENTS	1450		0				
	TOTAL	1450		0				
	DWELLING STRUCTURES	1460						
	TOTAL	1460		0				
HA-WIDE	DWELLING EQUIPMENT-Non Exp.	1465		0				
	TOTAL	1465		0				
46-4	DEVELOPMENT ACTIVITIES Dev of 10 new PH townhomes Fairview	1499		129,100		0.00	0.00	In design stage
	TOTAL	1499		129,100		0.00	0.00	
BUDGET TOTALS				129,100				
Signature of Executive Director Tonya Mitchell-Weston		Date: 9/25/2007	Signature of Field Office Manager		Date:			

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

PHA Name: Housing Authority of the County of Chester a/o 6/30/2007	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: PA26RO46501-06	Federal FY of Grant: 2006
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	1/29/2007	6/7/2007		1/29/2009	6/7/2009		per HUD.

Annual Statement/Performance and Evaluation Report

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

PHA Name Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26RO46502-06			Federal FY of Grant: 2006	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters / Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance & Evaluation Report For Period Ending: 6/30/2007		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	0				
3	1408 Management Improvement	0				
4	1410 Administration	0				
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	0				
8	1440 Site Acquisition	0				
9	1450 Site Improvement	0				
10	1460 Dwelling Structures	0				
11	1465.1 Dwelling Equipment - Nonexpendable	0				
12	1470 Nondwelling Structures	0				
13	1475 Nondwelling Equipment	0				
14	1485 Demolition	0				
15	1490 Replacement Reserve	0				
16	1492 Moving to Work Demonstration	0				
17	1495.1 Relocation Cost	0				
18	1499 Development ActivitiesMod Used For Development	233,122				
19	1501 Collaterization or Debt Service	0				
20	1502 Contingency	0				
21	Amount of Annual Grant (Sum of lines 2-20)	233,122				
22	Amount of Line 21 Related to LBP Activities	0		0	0	
23	Amount of Line 21 Related to Section 504 Compliance	0		0	0	
24	Amount of Line 21Related to Security - Soft Costs	0		0	0	
25	Amount of Line 21Related to Security - Hard Costs	0		0	0	
26	Amount of Line 21 Related to Energy Conservation Measures	0		0	0	
Signature of the Executive Director Tonya Mitchell-Weston		Date 25-Sep-07		Signature of the Field Office Manager		
				Date		

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

Part II: Supporting Pages

PHA Name: Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: :PA26RO46502-06			FY 2006			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated	Funds Expended	Status of Proposed Work
				Original	Revised (1)			
HA-WIDE	OPERATIONS	1406		0				
HA-WIDE	MGMT. IMPROVEMENTS	1408						
	TOTAL	1408		0				
HA-WIDE	ADMINISTRATIVE	1410		0				
	TOTAL	1410		0				
HA-WIDE	A & E SERVICES	1430		0				
	TOTAL	1430		0				
HA-WIDE	SITE IMPROVEMENTS	1450		0				
	TOTAL	1450		0				
	DWELLING STRUCTURES	1460						
	TOTAL	1460		0				
HA-WIDE	DWELLING EQUIPMENT-Non Exp.	1465		0				
	TOTAL	1465		0				
46-4	DEVELOPMENT ACTIVITIES - Increment II, see RHFII Plan 16 new townhouses at Fairview	1499		233,122				
	TOTAL	1499		233,122				
BUDGET TOTALS				233,122		0	0	
Signature of Executive Director		Date: 9/25/2007		Signature of Field Office Manager			Date:	

*see September 2003 RHF PLAN Submission for details.

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

PHA Name: Housing Authority of the County	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: PA26RO46502-06	Federal FY of Grant: <p style="text-align: center;">2006</p>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	9/30/2010			9/30/2012			per HUD.

Annual Statement/Performance and Evaluation Report

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

PHA Name Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26RO46501-07			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance & Evaluation Report For Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	0			
3	1408 Management Improvement	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment - Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Cost	0			
18	1499 Development Activities Mod Used For Development	36,527		0.00	0.00
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant (Sum of lines 2-20)	36,527		0.00	0.00
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	0			
25	Amount of Line 21 Related to Security - Hard Costs	0			
26	Amount of Line 21 Related to Energy Conservation Measures	0			
<i>This grant is 2nd year of the second increment I; 10 townhomes are planned.</i>					
Signature of the Executive Director Tonay Mitchell-Weston		Date August 28, 2007		Signature of the Field Office Manager Date	

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

original award

PHA Name: Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: PA Replacement Housing Factor Grant No: :PA26RO46501-07						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Funds Obligated	Funds Expended	Status of Proposed Work
				Original	Revised (1)			
HA-WIDE	OPERATIONS	1406		0				
HA-WIDE	MGMT. IMPROVEMENTS	1408						
	TOTAL	1408		0				
HA-WIDE	ADMINISTRATIVE	1410		0				
	TOTAL	1410		0				
HA-WIDE	A & E SERVICES	1430		0				
	TOTAL	1430		0				
HA-WIDE	SITE IMPROVEMENTS	1450		0				
	TOTAL	1450		0				
	DWELLING STRUCTURES	1460						
	TOTAL	1460		0				
HA-WIDE	DWELLING EQUIPMENT-Non Exp.	1465		0				
	TOTAL	1465		0				
46-4	DEVELOPMENT ACTIVITIES Dev of 10 new PH townhomes Fairview	1499		36,527		0.00	0.00	In design stage
	TOTAL	1499		36,527		0.00	0.00	
BUDGET TOTALS				36,527				

Signature of Executive Director
 Tonya Mitchell-Weston

Date:
 August 28, 2007

Signature of Field Office Manager

Date:

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

PHA Name: Housing Authority of the County of Chester <i>original award</i>	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: PA26RO46501-07	Federal FY of Grant: <p style="text-align: center;">2007</p>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	accrual for the full five y ears.						per HUD.

Annual Statement/Performance and Evaluation Report

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

PHA Name Housing Authority of the County of Chester	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26RO46502-07	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters / Emergencies
 Revised Annual Statement (revision no:)

Performance & Evaluation Report For Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	0			
3	1408 Management Improvement	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment - Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Cost	0			
18	1499 Development ActivitiesMod Used For Development	310,054			
19	1501 Collaterization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant (Sum of lines 2-20)	310,054			
22	Amount of Line 21 Related to LBP Activities	0		0	0
23	Amount of Line 21 Related to Section 504 Compliance	0		0	0
24	Amount of Line 21Related to Security - Soft Costs	0		0	0
25	Amount of Line 21Related to Security - Hard Costs	0		0	0
26	Amount of Line 21 Related to Energy Conservation Measures	0		0	0

Signature of the Executive Director Tonya Mitchell-Weston	Date August 28, 2007	Signature of the Field Office Manager	Date
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Annual Statement / Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the County of Chester		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: :PA26RO46502-07			FY 2007			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost			Status of Proposed Work	
				Original	Revised (1)	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		\$0				
HA-WIDE	MGMT. IMPROVEMENTS	1408						
	TOTAL	1408		\$0				
HA-WIDE	ADMINISTRATIVE	1410		\$0				
	TOTAL	1410		\$0				
HA-WIDE	A & E SERVICES	1430		\$0				
	TOTAL	1430		\$0				
HA-WIDE	SITE IMPROVEMENTS	1450		\$0				
	TOTAL	1450		\$0				
	DWELLING STRUCTURES	1460						
	TOTAL	1460		\$0				
HA-WIDE	DWELLING EQUIPMENT-Non Exp.	1465		\$0				
	TOTAL	1465		\$0				
46-4	DEVELOPMENT ACTIVITIES - Increment II, see RHFII Plan 13 new townhouses at Fairview	1499		\$310,054				
	TOTAL	1499		\$310,054				
<i>*see RHF II Updated Plan, submitted to HUD Jan 26, 2007</i>								
BUDGET TOTALS				\$310,054		0	0	
Signature of Executive Director		Date:	Signature of Field Office Manager				Date:	
		#####						

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

PHA Name: Housing Authority of the County of	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: PA26RO46502-07	Federal FY of Grant: <p style="text-align: center;">2007</p>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	Accumulating full 5 years.						per HUD.

Annual Statement /Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								Part I: Summary	
PHA Name:				Grant Type and Number				Federal FY of Grant:	
Housing Authority of the County of Chester				Capital Fund Program Grant No:		PA26P04650108		2008	
				Replacement Housing Factor Grant No:					
Original Annual Statement				Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)			
Performance and Evaluation Report for Period Ending:						Final Performance and Evaluation Report			
Line No.	Summary by Development Account			Total Estimated Cost		Total Actual Cost			
				Original	Revised	Obligated	Expended		
1	Total Non-CFP Funds								
2	1406	Operations		\$38,200.00	\$0.00	\$0.00	\$0.00		
3	1408	Management Improvements		\$38,000.00	\$0.00	\$0.00	\$0.00		
4	1410	Administration COCC Mgt. Fee @10%		\$38,200.00	\$0.00	\$0.00	\$0.00		
5	1411	Audit							
6	1415	Liquidated Damages							
7	1430	Fees and Costs		\$19,100.00	\$0.00	\$0.00	\$0.00		
8	1440	Site Acquisition							
9	1450	Site Improvement		\$44,510.00	\$0.00	\$0.00	\$0.00		
10	1460	Dwelling Structures		\$157,000.00	\$0.00	\$0.00	\$0.00		
11	1465.1	Dwelling Equipment-Nonexpendable		\$21,400.00	\$0.00	\$0.00	\$0.00		
12	1470	Nondwelling Structures							
13	1475	Nondwelling Equipment		\$17,000.00	\$0.00	\$0.00	\$0.00		
14	1485	Demolition							
15	1490	Replacement Reserve							
16	1492	Moving to Work Demonstration							
17	1495.1	Relocation Cost		\$9,000.00	\$0.00	\$0.00	\$0.00		
18	1499	Development Activities							
19	1501	Collateralization or Debt Service							
20	1502	Contingency							
21	Amount of Annual Grant: (sum of lines 2-20)			\$382,410.00	\$0.00	\$0.00	\$0.00		
22	Amount of line 21 Related to LBP Activities			\$0.00	\$0.00	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 Compliance			\$0.00	\$0.00	\$0.00	\$0.00		
24	Amount of line 21 Related to Security -- Soft Costs			\$7,900.00	\$0.00	\$0.00	\$0.00		
25	Amount of line 21 Related to Security -- Hard Costs			\$8,200.00	\$0.00	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures			\$12,100.00	\$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 II: Supporting Pages

PHA Name:
HOUSING AUTHORITY OF THE COUNTY OF CHESTER

Grant Type and Number
 Capital Fund Program Grant No. **PA26P046501-08**
 Replacement Housing Factor Grant No:

Federal FY of Grant:
2008

Dev. Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
AMP-46-04 King Terrace & Fairview Village, Phoenixville	Operations	1406		\$12,200.00	\$0.00				
	Mgt. Improvements Software; staff training; security (soft)	1408	I.s.	\$12,300.00	\$0.00				
	Management Fee to COCC	1410		\$12,200.00	\$0.00				
	Fees & Costs A/E; permits; fees;	1430	I.s.	\$7,500.00	\$0.00				
	Site: Security cameras; renovate courtyard (KT); upgrade landscaping (FV)	1450	I.s.	\$14,700.00	\$0.00	\$0.00	\$0.00		
	Mechanical and Electrical: ancillary work with EPC investment, KT & FV---begin	1460	tbd	\$5,200.00	\$0.00	\$0.00	\$0.00		
	Building Exterior: Entrance improvement (KT) ;replace siding (2 buildings - 9 units, FV)	1460		\$6,700.00 \$7,000.00	\$0.00	\$0.00	\$0.00		
	Dwelling Units: Substantial Rehabs:4@KT Substantial Rehabs:3@FV	1460	4 3	\$16,000.00 \$16,100.00	\$0.00	\$0.00	\$0.00		
	Interior Common Areas: Hallway flooring (KT)... begin	1460	0	\$8,500.00	\$0.00	\$0.00	\$0.00		
	TOTAL, 1460			\$59,500.00					
	Dwelling Equipment: ranges; refrigerators (both projects.)	1465.1	12 sets	\$10,600.00	\$0.00	\$0.00	\$0.00		
	Nondwelling Equipment: office: computer hardware upgrade maint: miscellaneous tools vehicle: none	1475	I.s.	\$4,300.00	\$0.00	\$0.00	\$0.00		
	Relocation Expenses	1495.1	I.s.	\$4,000.00	\$0.00	\$0.00	\$0.00		
	Total	King Terrace & Fairview Village		Total NDE: AMP Total:	\$4,000.00 \$137,300.00	\$0.00 \$0.00	\$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 II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CHESTER		Grant Type and Number Capital Fund Program Grant No. PA26P046501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Dev. Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Obligated	Expended	
AMP-46-08 OXFORD TERRACE; 48 ELDELRY/ DISABLED UNITS	Operations	1406		\$7,700.00				
	Mgt. Improvements Software; staff training; security (soft)	1408	I.s.	\$7,700.00				
	Management Fee to COCC	1410		\$7,700.00	\$0.00			
	Fees & Costs A/E; permits; fees;	1430	I.s.	\$1,200.00				
	Site: security cameras; parking lot upgrade	1450	I.s.	\$8,200.00	\$0.00	\$0.00	\$0.00	
				Total Site:	\$8,200.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: ancillary work with EPC investment ---begin	1460	tbd	\$1,400.00	\$0.00	\$0.00	\$0.00	
				Total M&E:	\$1,400.00	\$0.00	\$0.00	\$0.00
	Building Exterior: none	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
				Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: modernizatrion of 2 units, incl kitchen and flooring	1460	2	\$8,000.00	\$0.00	\$0.00	\$0.00	
				Total DUs:	\$8,000.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: hallway flooring & painting - start;	1460		\$13,600.00	\$0.00	\$0.00	\$0.00	
				Total ICAs:	\$13,600.00	\$0.00	\$0.00	\$0.00
	<i>Total, 1460</i> Dwelling Equipment: ranges; refrigerators	1465.1	1 set	\$800.00	\$0.00	\$0.00	\$0.00	
				Total D.E.:	\$800.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: office: computer hardware upgrade	1475	I.s.	\$2,700.00	\$0.00	\$0.00	\$0.00	
			Total NDE:	\$2,700.00	\$0.00	\$0.00	\$0.00	
Relocation Expenses	1495.1	I.s.	\$1,500.00	\$0.00	\$0.00	\$0.00		
			Total NDE:	\$1,500.00	\$0.00	\$0.00	\$0.00	
Total	Oxford Terrace		AMP Total	\$60,500.00	\$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 II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CHESTER		Grant Type and Number Capital Fund Program Grant No. PA26P046501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Dev. Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
AMP 46-25	Operations	1406		\$18,300.00	\$0.00	\$0.00	\$0.00
Maple & Spruce Cts (Elderly/Disabled; Locust Ct (family); 222 N. Church St (elderly/disabled))	Mgt. Improvements Software; staff training; security (soft)	1408	1 s.	\$18,000.00	\$0.00	\$0.00	\$0.00
	Management Fee to COCC	1410		\$18,300.00	\$0.00		
	Fees & Costs A/E; permits; fees;	1430	1 s.	\$10,400.00	\$0.00	\$0.00	\$0.00
	Site: security cameras sidewalk replacement	1450	0	\$10,110.00 \$11,500.00	\$0.00	\$0.00	\$0.00
			Total Site:	\$21,610.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: ancillary work with EPC investment ---begin	1460	tbd	\$5,500.00	\$0.00	\$0.00	\$0.00
			Total M&E:	\$5,500.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Pent Roofs, start	1460	8	\$10,000.00	\$0.00	\$0.00	\$0.00
			Total B.E.:	\$10,000.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: Bathrooms, M/S/L Substantial Rehab, NC	1460	20 4	\$29,000.00 \$18,000.00	\$0.00	\$0.00	\$0.00
			Total DUs:	\$47,000.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: none	1460	0	\$12,000.00	\$0.00	\$0.00	\$0.00
			Total ICAs:	\$12,000.00	\$0.00	\$0.00	\$0.00
				\$74,500.00			
	TOTAL, 1460 Dwelling Equipment: ranges; refrigerators (both projects)	1465.1	13 sets	\$10,000.00	\$0.00	\$0.00	\$0.00
			Total D.E.:	\$10,000.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: office:computer hardware; ancillary equip.	1475	0	\$10,000.00	\$0.00	\$0.00	\$0.00
				\$10,000.00	\$0.00	\$0.00	\$0.00
	Relocation Expenses	1495.1	0	\$3,500.00	\$0.00	\$0.00	\$0.00
				\$3,500.00	\$0.00	\$0.00	\$0.00
Total	Locust, Maple & Spruce Courts; 222 N. Church St		AMP Total	\$184,610.00	\$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 III: Implementation Schedule

PHA Name: #REF!		Grant Type and Number Capital Fund Program Grant No.: #REF! Replacement Housing Factor Grant No:				Federal FY of Grant: #REF!		
Development Number Name/HA-Wide Activities		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
HA WIDE	COCC MANAGEMENT FEE@10%	08/30/10			08/30/12			
46-04	King Terrace & Fairview Village, Phoenixville, PA	08/30/10			08/30/12			
46-08	Oxford Terrace, Oxford, PA	08/30/10			08/30/12			
46-25	Maple & Spruce Courts; Loucst Ct, and 222 N. Church St.	08/30/10			08/30/12			

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF CHESTER						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ___
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012	
AMP 46-04 King Terrace & Fairview Village	Annual Statement	\$139,900	\$141,700	\$131,110	\$127,400	
AMP-46-08 Oxford Terrace		\$56,800	\$54,000	\$59,300	\$62,400	
AMP-46-25 Maple & Spruce Courts; Locust Court (46-2); & 222 N. Church St. (46-5)		\$185,710	\$186,710	\$192,000	\$192,610	
N.B.: 1406 & 1410 funds INCLUDED in each AMP						
HA-Wide Physical Activities		\$0	\$0	\$0	\$0	
HA-Wide Non-Physical Activities		\$0	\$0	\$0	\$0	
HA-Wide Collateralization / Debt Service		\$0	\$0	\$0	\$0	
CFP Funds Listed for						
Five Year Planning		\$382,410	\$382,410	\$382,410	\$382,410	

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

Activities for Year 1	Activities for Year 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
2008						
See See See Annual Statement	AMP 46-04 King Terrace & Fairview Village	Administrative Ops; Mgt Fee; Mgt Improvements [1406;1408;1410]	\$36,300	AMP 46-04 King Terrace & Fairview Village	Administrative Ops; Mgt Fee; Mgt Improvements [1406;1408;1410]	\$36,600
		Total , Admin	\$36,300		Total , Admin	\$36,600
		A&E, Permits, etc. [1430]	\$9,500		A&E, Permits, etc. [1430]	\$7,500
		Total Site:	\$9,500		Total Site:	\$7,500
		Site: 1450 CONCRETE: replace sidewalks/curbs: FV	\$14,900		Site: 1450 CONCRETE: replace sidewalks/curbs GROUNDS: landscaping improvements	\$14,700
		Total Site:	\$14,900		Total Site:	\$14,700
		Mechanical and Electrical: Ancillary to EPC	\$6,000		Mechanical and Electrical: Ancillary to EPC	\$6,000
		Total M&E:	\$6,000		Total M&E:	\$6,000
		Building Exterior: gutters, KT	\$19,000		Building Exterior: ROOFS: FV	\$11,000
		Total B.E.:	\$19,000		Total B.E.:	\$11,000
		Dwelling Units: FLOORING: install new VCT flooring KITCHENS: replace cabinets/counters	\$28,000		Dwelling Units: FLOORING: install new VCT flooring KITCHENS: replace cabinets/counters	\$28,000
		Total DUs:	\$28,000		Total DUs:	\$28,000
		Interior Common Areas: Install new hall flooring KT: start	\$7,000		Interior Common Areas: Install new hall flooring KT	\$20,000
		Total ICAs:	\$7,000		Total ICAs:	\$20,000
Site-Wide Facilities: Upgrade security and monitoring equipment	\$3,000	Site-Wide Facilities: Upgrade security and monitoring equipment	\$2,100			
Total SWFs:	\$3,000	Total SWFs:	\$2,100			
TOTAL, 1460	\$63,000	TOTAL, 1460	\$67,100			
Equipment{Dwelling & Non-} & Relocation: 1465; 75; 95	\$16,200	Equipment{Dwelling & Non-}	\$15,800			
Total D.E.:	\$16,200	Total D.E.:	\$15,800			
Subtotal of Estimated Cost		\$139,900	Subtotal of Estimated Cost		\$141,700	

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

Activities for Year 1 2008	Activities for Year 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	AMP 46-04 King Terrace & Fairview Village	Administrative Ops; Mgt Fee; Mgt Improvements [1406;1408;1410]	\$36,400	AMP 46-04 King Terrace & Fairview Village	Administrative Ops; Mgt Fee; Mgt Improvements [1406;1408;1410]	\$36,700
		Total , Admin	\$36,400		Total , Admin	\$36,700
See	AMP 46-04 King Terrace & Fairview Village	A&E, Permits, etc. [1430]]	\$7,500	AMP 46-04 King Terrace & Fairview Village	A&E, Permits, etc. [1430]]	\$7,500
		Total Site:	\$7,500		Total Site:	\$7,500
See	AMP 46-04 King Terrace & Fairview Village	Site: 1450 CONCRETE: replace sidewalks/curbs: end	\$7,800	AMP 46-04 King Terrace & Fairview Village	Site: 1450 CONCRETE: replace sidewalks/curbs GROUNDS: landscaping improvements	\$14,700
		Total Site:	\$7,800		Total Site:	\$14,700
Annual Statement	AMP 46-04 King Terrace & Fairview Village	Mechanical and Electrical: Ancillary to EPC	\$5,000	AMP 46-04 King Terrace & Fairview Village	Mechanical and Electrical: Ancillary to EPC	\$9,000
		Total M&E:	\$5,000		Total M&E:	\$9,000
Annual Statement	AMP 46-04 King Terrace & Fairview Village	Building Exterior: Roofs, FV: start	\$4,000	AMP 46-04 King Terrace & Fairview Village	Building Exterior: ROOFS: FV	\$9,000
		Total B.E.:	\$4,000		Total B.E.:	\$9,000
Annual Statement	AMP 46-04 King Terrace & Fairview Village	Dwelling Units: Substantial Rehab, FV, @2 KITCHENS: replace cabinets/counters	\$22,000 \$15,000	AMP 46-04 King Terrace & Fairview Village	Dwelling Units: Substantial Rehabs, FV, @5	\$39,000
		Total DUs:	\$37,000		Total DUs:	\$39,000
Annual Statement	AMP 46-04 King Terrace & Fairview Village	Interior Common Areas: Second & Third Floor Flooring, KT	\$20,310	AMP 46-04 King Terrace & Fairview Village	Interior Common Areas: Flooring: complete	\$2,000
		Total ICAs:	\$20,310		Total ICAs:	\$2,000
Annual Statement	AMP 46-04 King Terrace & Fairview Village	Site-Wide Facilities:	\$0	AMP 46-04 King Terrace & Fairview Village	Site-Wide Facilities:	\$0
		Total SWFs:	\$0		Total SWFs:	\$0
Annual Statement	AMP 46-04 King Terrace & Fairview Village	TOTAL, 1460	\$66,310	AMP 46-04 King Terrace & Fairview Village		\$59,000
Annual Statement	AMP 46-04 King Terrace & Fairview Village	Equipment{Dwelling & Non-} & Relocation: 1465; 75; 95	\$13,100	AMP 46-04 King Terrace & Fairview Village	Equipment{Dwelling & Non-} & Relocation: 1465; 75; 95	\$9,500
		Total D.E.:	\$13,100		Total D.E.:	\$9,500
	Subtotal of Estimated Cost		\$131,110	Subtotal of Estimated Cost		\$127,400

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

Activities for Year 2 FFY Grant: 2009 PHA FY: 2009		Activities for Year 3 FFY Grant: 2010 PHA FY: 2010				
Year 1 2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See See See Annual Statement	AMP 46-08, Oxford Terrace, Oxford	Administrative Ops; Mgt Fee; Mgt Improvements [1406;1408;1410]	\$23,200	AMP 46-08, Oxford Terrace, Oxford	Administrative Ops; Mgt Fee; Mgt Improvements [1406;1408;1410]	\$22,900
		Total , Admin	\$23,200		Total , Admin	\$22,900
		A&E, Permits, etc. [1430]]	\$0		A&E, Permits, etc. [1430]]	\$1,200
		Total Site:	\$0		Total Site:	\$1,200
		Site: 1450 Parking Lot Upgrade	\$7,900		Site: 1450 Parking Lot, End	\$8,200
		Total Site:	\$7,900		Total Site:	\$8,200
		Mechanical and Electrical: Ancillary to EPC	\$1,000		Mechanical and Electrical: Ancillary to EPC	\$2,000
		Total M&E:	\$1,000		Total M&E:	\$2,000
		Building Exterior: Roof, start	\$11,900		Building Exterior: ROOF: Complete	\$11,000
		Total B.E.:	\$11,900		Total B.E.:	\$11,000
		Dwelling Units: KITCHENS: replace cabinets/counters	\$8,100		Dwelling Units: ADA Unit Upgrade	\$4,000
		Total DUs:	\$8,100		Total DUs:	\$4,000
		Interior Common Areas: Install new VCT or carpet	\$0		Interior Common Areas:	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		Site-Wide Facilities:	\$0		Site-Wide Facilities:	\$0
Total SWFs:	\$0	Total SWFs:	\$0			
TOTAL, 1460	\$21,000		\$17,000			
Equipment{Dwelling & Non-} & Relocation: 1465; 75; 95	\$4,700	Equipment{Dwelling & Non-} ,	\$4,700			
Total D.E.:	\$4,700	Total D.E.:	\$4,700			
Subtotal of Estimated Cost		Subtotal of Estimated Cost	\$56,800	Subtotal of Estimated Cost		\$54,000

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

Activities for	Activities for Year 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	AMP 46-08, Oxford Terrace, Oxford	Administrative Ops; Mgt Fee; Mgt Improvements [1406;1408;1410]	\$23,000	AMP 46-08, Oxford Terrace, Oxford	Administrative Ops; Mgt Fee; Mgt Improvements [1406;1408;1410]	\$23,000
		Total , Admin	\$23,000		Total , Admin	\$23,000
See	AMP 46-08, Oxford Terrace, Oxford	A&E, Permits, etc. [1430]	\$1,200	AMP 46-08, Oxford Terrace, Oxford	A&E, Permits, etc. [1430]	\$1,200
		Total Site:	\$1,200		Total Site:	\$1,200
See	AMP 46-08, Oxford Terrace, Oxford	Site: 1450 CONCRETE: replace sidewalks/curbs	\$9,600	AMP 46-08, Oxford Terrace, Oxford	Site: 1450 CONCRETE: Driveway to Trash Dumpster, & Guard	\$8,200
		Total Site:	\$9,600		Total Site:	\$8,200
Annual	AMP 46-08, Oxford Terrace, Oxford	Mechanical and Electrical: Ancillary to EPC	\$2,000	AMP 46-08, Oxford Terrace, Oxford	Mechanical and Electrical: Ancillary to EPC	\$3,000
		Total M&E:	\$2,000		Total M&E:	\$3,000
Statement	AMP 46-08, Oxford Terrace, Oxford	Building Exterior:	\$0	AMP 46-08, Oxford Terrace, Oxford	Building Exterior:	\$0
		Total B.E.:	\$0		Total B.E.:	\$0
Statement	AMP 46-08, Oxford Terrace, Oxford	Dwelling Units: FLOORING & KITCHEN UPGRADE	\$19,000	AMP 46-08, Oxford Terrace, Oxford	Dwelling Units: KITCHEN UPGRADE, complete	\$18,200
		Total DUs:	\$19,000		Total DUs:	\$18,200
Statement	AMP 46-08, Oxford Terrace, Oxford	Interior Common Areas:	\$0	AMP 46-08, Oxford Terrace, Oxford	Interior Common Areas:	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
Statement	AMP 46-08, Oxford Terrace, Oxford	Site-Wide Facilities:	\$0	AMP 46-08, Oxford Terrace, Oxford	Site-Wide Facilities: Upgrade security and monitoring equipment	\$2,100
		Total SWFs:	\$0		Total SWFs:	\$2,100
Statement	AMP 46-08, Oxford Terrace, Oxford	TOTAL, 1460	\$21,000	AMP 46-08, Oxford Terrace, Oxford	TOTAL, 1460	\$23,300
		Equipment{Dwelling & Non-} & Relocation: 1465; 75; 95	\$4,500		Equipment{Dwelling & Non-}	\$6,700
Statement	AMP 46-08, Oxford Terrace, Oxford	Total D.E.:	\$4,500	AMP 46-08, Oxford Terrace, Oxford	Total D.E.:	\$6,700
		Subtotal of Estimated Cost	\$59,300		Subtotal of Estimated Cost	\$62,400

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

Activities for	Activities for Year 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
2008						
See	AMP 46-25 Maple/Spruce Courts; Locust Court; 222 N. Church St., West Chester	Administrative Ops; Mgt Fee; Mgt Improvements [1406;1408;1410]	\$54,900	AMP 46-25 Maple/Spruce Courts; Locust Court; 222 N. Church St., West Chester	Administrative Ops; Mgt Fee; Mgt Improvements [1406;1408;1410]	\$54,900
		Total , Admin	\$54,900		Total , Admin	\$54,900
See		A&E, Permits, etc. [1430]	\$10,200		A&E, Permits, etc. [1430]	\$10,400
		Total Site:	\$10,200		Total Site:	\$10,400
See		Site: CONCRETE: replace sidewalks= N.C.	\$20,410		Site: GROUNDS: landscaping improvements	\$21,610
		Total Site:	\$20,410		Total Site:	\$21,610
Annual		Mechanical and Electrical: Ancillary to EPC	\$6,000		Mechanical and Electrical: Ancillary to EPC	\$11,000
		Total M&E:	\$6,000		Total M&E:	\$11,000
Statement		Building Exterior: Stucco Work, L/M/S Cts	\$22,000		Building Exterior: Stucco Work, L/M/S Cts	\$11,000
		Total B.E.:	\$22,000		Total B.E.:	\$11,000
		Dwelling Units: Substantial Rehabs: 12 units- "Designated Hsg" for M/S Cts; 5 for NC	\$31,000 \$10,100		Dwelling Units: Substantial Rehabs: 12 units- "Designated Hsg" for M/S Cts	\$28,000
		Total DUs:	\$41,100		Total DUs:	\$28,000
		Interior Common Areas: Upgrade 2nd Floor Comm. Area N.C.	\$9,100		Interior Common Areas: Upgrade 2nd Floor Comm. Area N.C.	\$14,000
		Total ICAs:	\$9,100		Total ICAs:	\$14,000
	Site-Wide Facilities: Upgrade security and monitoring equipment	\$6,000	Site-Wide Facilities: Upgrade security and monitoring equipment	\$2,100		
	Total SWFs:	\$6,000	Total SWFs:	\$2,100		
	TOTAL, 1460	\$84,200		\$66,100		
	Equipment{Dwelling & Non-} & Relocation: 1465; 75; 95	\$9,200	Equipment{Dwelling & Non-} & Relocation: 1465; 75; 95	\$8,400		
	Total D.E.:	\$9,200	Total D.E.:	\$8,400		
	Subtotal of Estimated Cost	\$123,010	Subtotal of Estimated Cost	\$104,510		

Activities for	Activities for Year 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
2008						
See See See Annual Statement	AMP 46-25 Maple/Spruce Courts; Locust Court; 222 N. Church St., West Chester	Administrative Ops; Mgt Fee; Mgt Improvements [1406;1408;1410]	\$55,000	AMP 46-25 Maple/Spruce Courts; Locust Court; 222 N. Church St., West Chester	Administrative Ops; Mgt Fee; Mgt Improvements [1406;1408;1410]	\$54,700
		Total , Admin	\$55,000		Total , Admin	\$54,700
		A&E, Permits, etc. [1430]]	\$10,400		A&E, Permits, etc. [1430]]	\$10,400
		Total Site:	\$10,400		Total Site:	\$10,400
		Site: CONCRETE: replace sidewalks/curbs GROUNDS: improve/install fencing	\$24,000		Site: CONCRETE: replace sidewalks/curbs GROUNDS: landscaping improvements	\$21,610
		Total Site:	\$24,000		Total Site:	\$21,610
		Mechanical and Electrical: Ancillary to EPC	\$9,000		Mechanical and Electrical: Ancillary to EPC	\$11,000
		Total M&E:	\$9,000		Total M&E:	\$11,000
		Building Exterior: Stucco work, complete	\$16,000		Building Exterior: ROOFS: LC; M/S	\$27,400
		Total B.E.:	\$16,000		Total B.E.:	\$27,400
		Dwelling Units: "Designated Housing" work, M/S Cts Substantial Rehabs, N.C. & LC	\$21,600 \$15,000		Dwelling Units: Substantial Rehabs, NC, 5 complete	\$31,000
		Total DUs:	\$36,600		Total DUs:	\$31,000
		Interior Common Areas: Hallway Safety Railings, NC	\$9,400		Interior Common Areas: Stairways at M/S - upgrade	\$14,600
		Total ICAs:	\$9,400		Total ICAs:	\$14,600
Site-Wide Facilities: Upgrade security and monitoring equipment	\$3,600	Site-Wide Facilities:	\$0			
Total SWFs:	\$3,600	Total SWFs:	\$0			
TOTAL, 1460	\$74,600		\$84,000			
Equipment{Dwelling & Non-} & Relocation: 1465; 75; 95	\$28,000	Equipment{Dwelling & Non-}	\$21,900			
Total D.E.:	\$28,000	Total D.E.:	\$21,900			
Subtotal of Estimated Cost		\$192,000	Subtotal of Estimated Cost		\$192,610	

Housing Authority of the County of Chester and its affiliate WC Rental Management Services, Inc.

