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(exp. 02/28/2006)

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

CHESTER HOUSING AUTHORITY Plans

5-Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 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: Chester Housing Authority

PHA Number: PA007

PHA Fiscal Year Beginning: 07/2008

Public Access to Information

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

- [x] 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)

- [x] 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)

- [x] Main business office of the PHA
- [ ] PHA development management offices
- [ ] Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 – 2009
[24 CFR Part 903.5]

A. Mission
State the PHA mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA jurisdiction. (Select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA mission is: *To provide quality, safe and affordable housing for low and moderate-income households in a discrimination free environment; to integrate CHA residents and developments into the neighboring communities; and to serve as a catalyst for revitalization and development for participant families and the city of Chester, Pennsylvania.*

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

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

☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☐ Apply for additional rental vouchers:
- ☐ Reduce public housing vacancies:
- ☒ Leverage private or other public funds to create additional housing opportunities: *CHA was awarded a 2003 HOPE VI Grant in June 2004, to revitalize the Chester Towers area, which includes two off-site developments, homeownership units, and an arts and cultural center.*
- ☒ Acquire or build units or developments: *CHA will continue to explore opportunities to acquire and build additional affordable housing units. Possible sites to build additional housing, both rental and homeownership include: 50 Off-site units homeownership in the Highland Gardens neighborhood of Chester, Pennsylvania; explore the possibility of constructing and additional 50 rental units (designated elderly) in the Highland Garden neighborhood of Chester, Pennsylvania; and CHA will seek to acquire mostly vacant or abandoned parcels for development by*

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

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

☒ PHA Goal: Improve the quality of assisted housing
Objectives:

☒ Improve public housing management: *(PHAS score) 90 by 6/30/2008 (ongoing)*
☒ Improve voucher management: *(SEMAP score) 85 by 6/30/2008 (ongoing)*
☒ Increase customer satisfaction: *Continue ongoing efforts to meet the needs and concerns of program participants.*

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

☒ Renovate or modernize public housing units:
In connection with the 2003 HOPE VI Grant Award, CHA will demolish 300 units at the Chester Towers. The redevelopment will consist of a total of 275 replacement units, including 251 rental and 24 subsidized homeownership units.

☒ Demolish or dispose of obsolete public housing:
CHA will demolish 300 units at the Chester Towers, 8 units at Matopos Hills and acquire through condemnation a parcel located at 1601 West 7th Street, Chester, Pennsylvania.

☒ Provide replacement public housing:
The Chester Towers 2003 HOPE VI Grant will help provide funds for 275 replacement units.

☒ Provide replacement vouchers:
To support Chester Towers HOPE VI Development.

☒ Other: (list below)

- *Institute quality control measures by auditing 5% of current active tenant files due for recertification and/or inspection to ensure recertification/inspections are completed on time and files include the proper documentation.*

☒ PHA Goal: Increase assisted housing choices
Objectives:

☒ Provide voucher mobility counseling: Ongoing
☒ Conduct outreach efforts to potential voucher landlords
☐ Increase voucher payment standards
☒ Implement voucher homeownership program:

- *CHA will develop 50 homeownership units as part of the McCaffery HOPE VI revitalization, and 24 homeownership units as part of the Chester Towers HOPE VI revitalization and seek to market these units to interested, qualified Section 8 Housing Choice Voucher holders.*

- *Investigate the potential for developing homeownership units outside of HOPE VI.*

☒ Implement public housing or other homeownership programs: *Highland Gardens and Chester Towers*

☒ Implement public housing site-based waiting lists: *At sites with private management*

☐ Convert public housing to vouchers:

☒ Other: (list below)
Develop and implement a Section 8 project based voucher program.

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

☒ PHA Goal: *Provide an improved living environment.*
Objectives:

☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *Continue ongoing efforts.*

☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

☒ Implement public housing security improvements: *Continue ongoing efforts.*

☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities): *CHA will request elderly designations for some of the new units to be developed with the Chester Towers HOPE VI revitalization.*

☒ Other: (list below)

- *The Chester Towers revitalization.*
- *Partner with a private developer to build a retail center on the Wellington Ridge site, which will provide needed shopping facilities, jobs and entrepreneurial opportunities.*
- *Assist the Resident Council Leaders and the Youth Advisory Board in achieving their goals.*
- *Participate in City of Chester Quality of Life initiatives*

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

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

☒ Increase the number and percentage of employed persons in assisted families:

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

☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.

☒ Other: (list below)
Continue to provide Community Supportive Services Programs as part of the Chester Towers HOPE VI revitalization.

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

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

☒ Other: (list below)

- *Section 3 Hire*

Other PHA Goals and Objectives: (list below)

- *Decrease CHA reliance on federal funding by increasing market driven management practices to CHA's developments.*
- *Explore the feasibility of having the CHA enter into contracts with other entities to perform Affordable Housing Management services and community development.*
- *Decide on the best use for the 6th Street Maintenance Building (no longer in use). The maintenance building may be either used as a new location for the CHA police department or a record retention facility for CHA's agency files or may be demolished or disposed of.*
- *To develop and train the new five-member Board of Commissioners who will assume of all normal powers and duties upon termination of the Court-Appointed Receivership.*
- *In partnership with Pennrose Properties and Chester Redevelopment Authority, the Chester Redevelopment Authority will be acquiring through eminent domain 150 housing units in Highland Gardens, relocating families and demolishing the units. The new space will have 50 homeownership units, and 50 units of public housing/tax credit units for elderly.*
- *The CHA through its Community Task Force and Sustainability Committees will focus on the major initiatives to establish the*

goals and standards established by CHA for its continued operation. These goals and standards directly build upon the directives of the receivership:

1. *To provide quality housing units for participants and maintain the quality of CHA units, buildings and grounds.*

2. *To ensure the livability of CHA developments by addressing safety standards, recreational facilities, and resident empowerment.*

3. *To promote self-sufficiency for participants by providing access to educational and employment opportunities, as well as, other types of supportive service programs.*

- *Consider applying for special needs vouchers.*

- *Recruit, train and maintain diverse and well-qualified employees to sustain the organizational and operational achievements under the receivership.*

Annual PHA Plan
PHA Fiscal Year 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
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

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

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Attachments

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

Required Attachments:

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

Optional Attachments:

☒ PHA Management Organizational Chart: *Attachment A*
☒ FY 2005 Capital Fund Program 5-Year Action Plan: *Attachment C*
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) *Attachment D*
☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA response to any findings	Annual Plan: Annual Audit
	Troubled PHA: MOA/Recovery Plan	Troubled PHA
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing as of *01/11/08* ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	
Waiting list total	307		34 – 11% of WL
Extremely low income <=30% AMI	292	95%	
Very low income (>30% but <=50% AMI)	15	5%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	276	90%	
Elderly families	52	17%	
Families with Disabilities	31	10.2%	
Race/ethnicity-Hisp.	12	3.9%	
Race/ethnicity-Afr. American	287	93.6%	
Race/ethnicity-White	8	2.5%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only) 0 BR			0
1 BR	106	34.5%	3 – 1% of WL
2 BR	114	36.6%	15– 5% of WL
3 BR	58	19%	19– 6% of WL
4 BR	29	9-5%	
5 BR	0		

Housing Needs of Families on the Waiting List			
5+ BR	0		

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

If yes:

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

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

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

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

☐ Consolidated Plan of the Jurisdiction/s
Indicate year: 2005

☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☒ Other sources: (list and indicate year of information)
CHA 2007 Public Housing Waiting List data

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☒ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	499		No activity in 2007
Extremely low income <=30% AMI	394	79.27%	
Very low income (>30% but <=50%	82	16.49%	

Housing Needs of Families on the Waiting List			
AMI)			
Low income (>50% but <80% AMI)	20	4.02%	
Families with children	392	79%	
Elderly families	23	4.6%	
Families with Disabilities	105	21%	
Race/ethnicity-white	35	7%	
Race/ethnicity-Hisp/Afr. Amer.	458	92%	
Race/ethnicity-Native Amer. Indian	2	.40%	
Race/ethnicity-Asian	2	.40%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? ☐ No ☒ Yes If yes: How long has it been closed (# of months)? *72 months on 1/25/08* Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1 Maximize the number of affordable units available to the PHA within its current resources by:
Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of any of the existing 989 public housing units lost to the inventory through mixed finance development *(HCVP Replacement Housing will be limited to 151 project based vouchers and 33 tenant based vouchers required for replacement of public housing units lost as part of the Chester Towers HOPE VI project.)*
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below):

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance. (i.e. Homeownership Assistance).
- ☒ Other: (list below): *(Implement project based assistance program).*

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

☒ Employ admissions preferences aimed at families who are working
☒ Adopt rent policies to support and encourage work
☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

☒ Seek designation of public housing for the elderly
☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

☐ Seek designation of public housing for families with disabilities
☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☒ Affirmatively market to local non-profit agencies that assist families with disabilities
☐ Other: (list below)

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

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

Select if applicable

☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

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

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

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA selection of the strategies it will pursue:

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]
List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY *2006*grants)**		
a) Public Housing Operating Fund	$3,331,858	
b) Public Housing Capital Fund	$3,478,689	
c) HOPE VI Revitalization	$6,368,127	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	$13,756,877	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	$1,471,000	
4. Other income (list below)		
Heartley Homes	$99,000	
Excess Utilities	$25,000	
4. Non-federal sources (list below)		
Total resources	$28,530,551	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHA that does not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

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

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

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

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☒ Other (describe): Credit

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

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

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

(2)Waiting List Organization

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

- ☒ Community-wide list (*All CHA managed sites)*
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists (*All private Developer managed sites)*
- ☐ Other (describe)

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

- ☒ PHA main administrative office
- ☐ PHA development site management office
- ☒ Other (list below): *For privately managed sites at Developer's site office.*

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

1. How many site-based waiting lists will the PHA operate in the coming year? 3

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
   - ☒ PHA main administrative office
   - ☒ All PHA development management offices
   - ☐ Management offices at developments with site-based waiting lists
   - ☐ At the development to which they would like to apply
   - ☒ Other (list below)

     Management offices that are privately managed developments.

(3) Assignment

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

- ☐ One
- ☒ Two
- ☐ Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below): Households with law enforcement officers and the Federal Witness Protection Program.

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

☒ *(1)* Date and Time

Former Federal preferences:

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

☒ *(2)* Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

☒ *(2)* Working families and those unable to work because of age or disability

☒ *(3)* Veterans and veterans' families

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

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

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

☐ Households that contribute to meeting income requirements (targeting)

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

☐ Victims of reprisals or hate crimes

☒ Other preference(s) (list below):

☒ *(3) Law enforcement officers*

☒ *(1) Residents displaced from HOPE VI sites*

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

4. Relationship of preferences to income targeting requirements:

☐ The PHA applies preferences within income tiers

☒ Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

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

☒ The PHA-resident lease

☒ The PHA Admissions and (Continued) Occupancy policy

☒ PHA briefing seminars or written materials

☐ Other source (list)

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

☒ At an annual reexamination and lease renewal

☒ Any time family composition changes

☒ At family request for revision

☐ Other (list)

(6) Deconcentration and Income Mixing

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

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

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

☐ Adoption of site-based waiting lists
If selected, list targeted developments below:

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

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

☐ Other (list policies and developments targeted below)

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

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

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

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

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

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

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

B. Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (Select all that apply)
☒ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (Select all that apply)
☒ Criminal or drug-related activity
☒ Other (describe below): *Prior address/landlord contact information/inspection history/tenant history as a participant.*

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (Select all that apply)
☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

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

☒ PHA main administrative office

☒ Other (list below): *Waiting List is closed. If CHA reopens the list alternate Sites may be considered.*

(3) Search Time

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

If yes, state circumstances below: *Time of year, availability of units and special needs such as large bedroom size or accessibility requirements.*

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

☐ Victims of domestic violence

☐ Substandard housing

☐ Homelessness

☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

☒ Working families and those unable to work because of age or disability

☒ Veterans and veterans' families

☒ Residents who live and/or work in your jurisdiction

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

☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below): *Federal Witness Protection Program*

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

☒ *(1)* Date and Time

Former Federal preferences
☒ *(2)* Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)
☒ *(2)* Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below):
☒ *(1) Residents displaced from HOPE VI sites.*
Federal Witness Protection Program members will be considered as a Special Admission.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (Select one)
☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☐ Other (list below)

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

☒ Through published notices
☒ Other (list below): *Postings in CHA office and site offices, mailings to Community agencies serving population designated for special use vouchers.*

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

Describe the PHA 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 highest 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 minimum rent? (Select one)

☐ $0
☐ $1-$25
☒ $26-$50

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

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

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

The minimum rent for CHA is $50.00. Exceptions to the application of... [This] amount will apply to any family unable to pay because of financial hardship which includes:

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

[In the event of such hardship,] CHA will provide counseling service's, through Resident Supportive Services staff and attempt to identify supportive services as well as financial resources to assist the family. [The policy] bars eviction for ninety (90) days if a family request(s) a hardship exemption and CHA determines that the hardship is temporary.

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

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

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

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

☒ For the earned income of a previously unemployed household member
☒ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

☐ For household heads
☐ For other family members
☒ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

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

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

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

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

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

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

f. Rent re-determinations:

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

- ☐ Never
- ☐ At family option
- ☒ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- ☒ Other (list below): *Any time there is a change in family composition.*

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- [x] At or above 90% but below100% of FMR
- [ ] 100% of FMR
- [x] Above 100% but at or below 110% of FMR – *New HOPE VI Units*
- [ ] Above 110% of FMR (if HUD approved; describe circumstances below)

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

- [ ] FMR are adequate to ensure success among assisted families in the PHA segment of the FMR area
- [ ] The PHA has chosen to serve additional families by lowering the payment standard
- [x] 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 are not adequate to ensure success among assisted families in the PHA 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)

- [x] 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
- [x] Rent burdens of assisted families
- [ ] Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA minimum rent? (Select one)

- [ ] $0
- [ ] $1-$25
- [x] $26-$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA management structure and organization.

(Select one)

☒ An organization chart showing the PHA management structure and organization is attached. See Attachment A

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	681	6 % = 40
Section 8 Vouchers	1487	65
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
HOPE VI	0	0
FSS	116	3%
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)
Admissions and Continued Occupancy Policy, Residential Dwelling Lease, Housekeeping Video, Human Resources Manual, Maintenance Policy, Pest Control Policy, Procurement Policy, Law Enforcement Policy and Procedures, Standard Operating Procedures, Management Plan for Wellington Ridge and Chatham Senior Village.

(2) Section 8 Management: (list below)
Administrative Plan, Family Handbook, Owner Handbook, HCVP Briefing Video, Standard Operating Procedures.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHA are not required to complete component 6. Section 8-Only PHA is 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 PHA are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-Or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-Or-

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

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

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

☒ Yes ☐ No: a) has the PHA received a HOPE VI revitalization grant? (If no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: *Chatham Estates (Lamokin Village)*
2. Development (project) number: *PA26007013, PA26007014*
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☒ Activities pursuant to an approved Revitalization Plan

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

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

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
McCaffery Village HOPE VI and Chester Towers HOPE VI

1. Development name: *Wellington Ridge (McCaffery Village)*
2. Development (project) number: *PA26007015, PA26007016*
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☒ Activities pursuant to an approved Revitalization Plan

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

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

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
McCaffery Village HOPE VI and Chester Towers HOPE VI

1. Development name: *Chester Towers*
2. Development (project) number: *PA26007006*
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☒ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan

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

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

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
McCaffery Village HOPE VI and Chester Towers HOPE VI

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]
Applicability of component 8: Section 8 only PHA are not required to complete this section.

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: *Matopos Hills* 1b. Development (project) number: *PA26007011*
2. Activity type: Demolition ☒ Disposition ☒
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: *4/3/2006*
5. Number of units affected: *8* 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: *4/28/2006* b. Projected end date of activity: *4/27/2007*
Demolition/Disposition Activity Description
1a. Development name: *Chatham Estates* 1b. Development (project) number: *PA26007013*
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: *4/3/2006*
5. Number of units affected: *0 (currently a vacant parcel of land)* 6. Coverage of action (select one)

☒ Part of the development
☐ Total development

7. Timeline for activity:
a. Actual or projected start date of activity: *11/23/2006*
b. Projected end date of activity: *11/19/2007*

Demolition/Disposition Activity Description

1a. Development name: *Booker T. Washington School*
1b. Development (project) number:

2. Activity type: Demolition ☒
Disposition ☒

3. Application status (select one)
Approved ☐
Submitted, pending approval ☐
Planned application ☐

3. Date application approved, submitted, or planned for submission: *No Demo/Dispo. Application Required*

5. Number of units affected: *0*
6. Coverage of action (select one)
☐ Part of the development
☒ Total development

7. Timeline for activity:
a. Actual or projected start date of activity: *10/61/2006*
b. Projected end date of activity: *10/5/2007*

Demolition/Disposition Activity Description

1a. Development name: *Chester Towers*
1b. Development (project) number: *PA26P007006*

2. Activity type: Demolition ☒
Disposition ☒

3. Application status (select one)
Approved ☒
Submitted, pending approval ☐
Planned application ☐

4. Date application approved, submitted, or planned for submission: *4/3/2006*

5. Number of units affected: *300*
6. Coverage of action (select one)
☐ Part of the development
☒ Total development

7. Timeline for activity:
a. Actual or projected start date of activity: *6/1/2007*
b. Projected end date of activity: *9/30/2009*

Demolition/Disposition Activity Description

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

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

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHA 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; PHA completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA Designation Plan ☒
Submitted, pending approval ☐
Planned application ☐

4. Date this designation approved, submitted, or planned for submission: *5/11/06*

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: *24*
7. Coverage of action (select one)
☐ Part of the development
☒ Total development

Designation of Public Housing Activity Description

1a. Development name: *Chatham Senior Village*
1b. Development (project) number: *PA26-007-014*

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA Designation Plan ☒
Submitted, pending approval ☐
Planned application ☐

4. Date this designation approved, submitted, or planned for submission: *5/11/2006*

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: *40*
7. Coverage of action (select one)
☐ Part of the development
☒ Total development

Designation of Public Housing Activity Description

1a. Development name: *Matopos Senior Apartments*
1b. Development (project) number: *PA26-007-015*

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA Designation Plan ☐
Submitted, pending approval ☐
Planned application ☒

4. Date this designation approved, submitted, or planned for submission: *5/1/2007*
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: *35* 7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: *Chester Towers Senior Apartments* 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: *5/1/2009*
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
7. Number of units affected: *151* 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 PHA 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 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. PHA completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development

☐ Total development

B. Section 8 Tenant Based Assistance

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

If yes, list criteria below:

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? *April 1999*

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following tables; if "no" skip to sub-component 2,

Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection /specific criteria/ other)	Access (Development office / PHA main office / other provider name)	Eligibility (Public housing or Section 8 participants or both)
Van Services *Provides transportation assistance to residents.*	*300 (yearly)*	*Open enrollment*	*Chester Housing sites*	*Both*
Second Time around Parents *A support group to assist Grandparents raising grandchildren.*	*10*	*Open enrollment*	*Chester Housing sites*	*Both*
Financial Literacy Program *Provides basic financial training and information seminars.*	*20*	*Open Enrollment*	*Micro-enterprise Center*	*Both*
Tax Preparation Assistance *Provides tax assistance to residents.*	*20*	*Open Enrollment*	*CHA Housing sites*	*Both*
Widener School of Nursing *Provides some preventative health services such as checking blood pressure and recording medical history.*	*75*	*Open Enrollment*	*Chester Housing Sites*	*Both*
Mental Health Counseling Services	*45*	*HOPE VI Residents* (Note *- Residents at Chester Towers & the Seven (7) displaced families at Matopos Hills.)*	*Chester Towers* (Note* - Location to move to Matopos Hills Senior Bldg. Spring 2007)*	*Both* (Note *- HOPE VI Residents who have been relocated as well as residents who occupy the new sites.)*
Homeownership Counseling	*50*	*HOPE VI Residents**	*CCIP Offices*	*Both **
Widener School of Physical Therapy	*25*	*Open Enrollment*	*Chester Housing Sites, Chatham Estates Senior Village*	*Both*
Ceramic Classes	*10*	*Open Enrollment*	*Eastside Neighborhood Connection*	*Both*
Pre-Apprenticeship Program DAP (Diversified Apprenticeship Program)	*25*	*Open Enrollment*	*Community Hospital*	*Both*

Services and Programs *cont.*				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection /specific criteria/ other)	Access (Development office / PHA main office / other provider name)	Eligibility (Public housing or Section 8 participants or both)
COSA – Delaware County Office of Services for the Aging *A representative is on site to assist seniors in obtaining services.*	*150*	*HOPE VI Residents**	*Chester Housing Sites*	*Both**
Computer Classes	*25*	*Open Enrollment*	*I-Lead & Eastside Neighborhood Connection*	*Both*
Nutritional Workshops Penn State Extension Office	*15*	*Open Enrollment*	*Chester Housing Sites*	*Both*
Case Management Services	*232*	*Open Enrollment*	*Chester Housing Sites*	*HOPE VI Residents**
Arts & Craft Programming Senior Community Centers	*35*	*HOPE VI Residents**	*Chester Housing Sites*	*Both **

(2) Family Self Sufficiency Program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants
Public Housing	20	20
Section 8	140	116

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

C. Welfare Benefit Reductions

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

- ☒ Adopting appropriate changes to the PHA 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 all times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHA not participating in PHDEP and Section 8 Only PHA may skip to component 15. High Performing and small PHA 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 developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

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

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

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

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

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)
☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☒ Crime Prevention through Environmental Design
☐ Activities targeted to at-risk youth, adults, or seniors – *No Funding*
☐ Volunteer Resident Patrol/Block Watchers Program
☒ Other (describe below): *Authority Police Department with arrest powers.*

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?

☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c (h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? ____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition,

and other needs that have **not** been addressed elsewhere in this PHA Plan?

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

☐ Attached
☐ Provided below:

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

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

☐ Other: (list below)

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

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

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

3. Description of Resident Election Process
Not Applicable.

a. Nomination of candidates for place on the ballot: (select all that apply)
- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)
- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)
- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here): *City of Chester*

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

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- *The City of Chester's Consolidated Plan states (p.23) "the Chester Housing Authority (CHA) is the largest provider of assisted housing in Chester. CHA plays an important role in maintaining and managing housing for low income households in the City of Chester. Its mission is directed primarily to extremely low income renter households consisting of those with incomes between 0 and 30 percent of median income. CHA housing program serves as the major source of housing for extremely low income households in the City of Chester. The public housing stock in the City includes 989 units, of which 220 units (22.2%) are available to the elderly, 769 units (77.7%) are elderly units are accessible. CHA has been awarded a $20 million HOPE VI grant that will be used to demolish Chester Towers. The funds will be used to develop senior housing along side the Matopos Hills development and additional units will be built at Chatham Estates to house disabled and handicapped residents. The site of Chester Towers will be used for retail office space and rental units. This project will result in 203 elderly housing units, 34 units for small families and 24 new homeownership units.*

- *The City of Chester's Consolidated Plan states (p.64) "The long-term physical deterioration and the concentration of very low income person allowed public housing developments in the City.'; to become focal points for drugs and crime, which negatively impacted on the public housing in addition to the neighborhoods they are located in. The City of Chester will continue to support and work with the Chester Housing Authority in its efforts to complete the physical reconfiguration, reconstruction and income mixing of all of the public housing as well as the revitalization and reconstruction of the adjacent neighborhoods.*

☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
   - *The City of Chester's Consolidated Plan (p.68) states "The Upper West End Initiative project includes the redevelopment of the former McCaffery Village Public Housing development and the adjacent Highland Gardens neighborhood. The former McCaffery Village public housing development consisted of approximately 350 units of dilapidated, barracks style public housing. The units were small and densely constructed. Drug activity and other illegal activities were common. The Chester Housing Authority (CHA) received a HOPE VI grant from the Department of Housing and Urban Development to address these deteriorated living conditions and create an attractive, cohesive community.*

- *Using the HOPE VI grant to attract other sources of mixed financing, CHA was able to demolish McCaffery Village and replace it with 110 family units of public housing and 26 on-site homeownership units. Twenty-four of the family units are reserved for residents within a senior complex. In addition, CHA is working with a developer to construct retail space on the remaining 13 acres of the former McCaffery Village.*

  The HOPE VI plan also calls for the construction of off-site homeownership units in the adjacent Highland Gardens neighborhood. Highland Gardens was constructed during the World War II to house workers in defense related industries. As originally built, the entire development consisted of 784 units. The homes are small three bedroom units with no basements. Densely situated with little open space or recreational area, Highland Gardens housing is not desirable. The neighborhood suffers from a great deal of crime and a high concentration of poverty. The future of this blighted neighborhood is critical to the long-term success of Wellington Ridge.

- *The City of Chester's Consolidated Plan (p.69) states "The City of Chester, in conjunction with the Chester Housing Authority and Pennrose Properites, has developed a plan to revitalize the southwest quadrant of the Highland Gardens neighborhood. Phase I of the project will consist of acquiring, relocating and demolishing approximately 100 units of housing. Once the site is cleared and all the residents have been relocated to decent, safe and sanitary housing, 50 single-family homeownership units will be constructed for low and moderate-income families. As a result this project will revitalize an important neighborhood and increase quality homeownership options for low and moderate-income families.*

D. Other Information Required by HUD

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

Project-Based Voucher Program (if applicable)

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

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

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

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

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

Attachments

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

A. Organization Chart

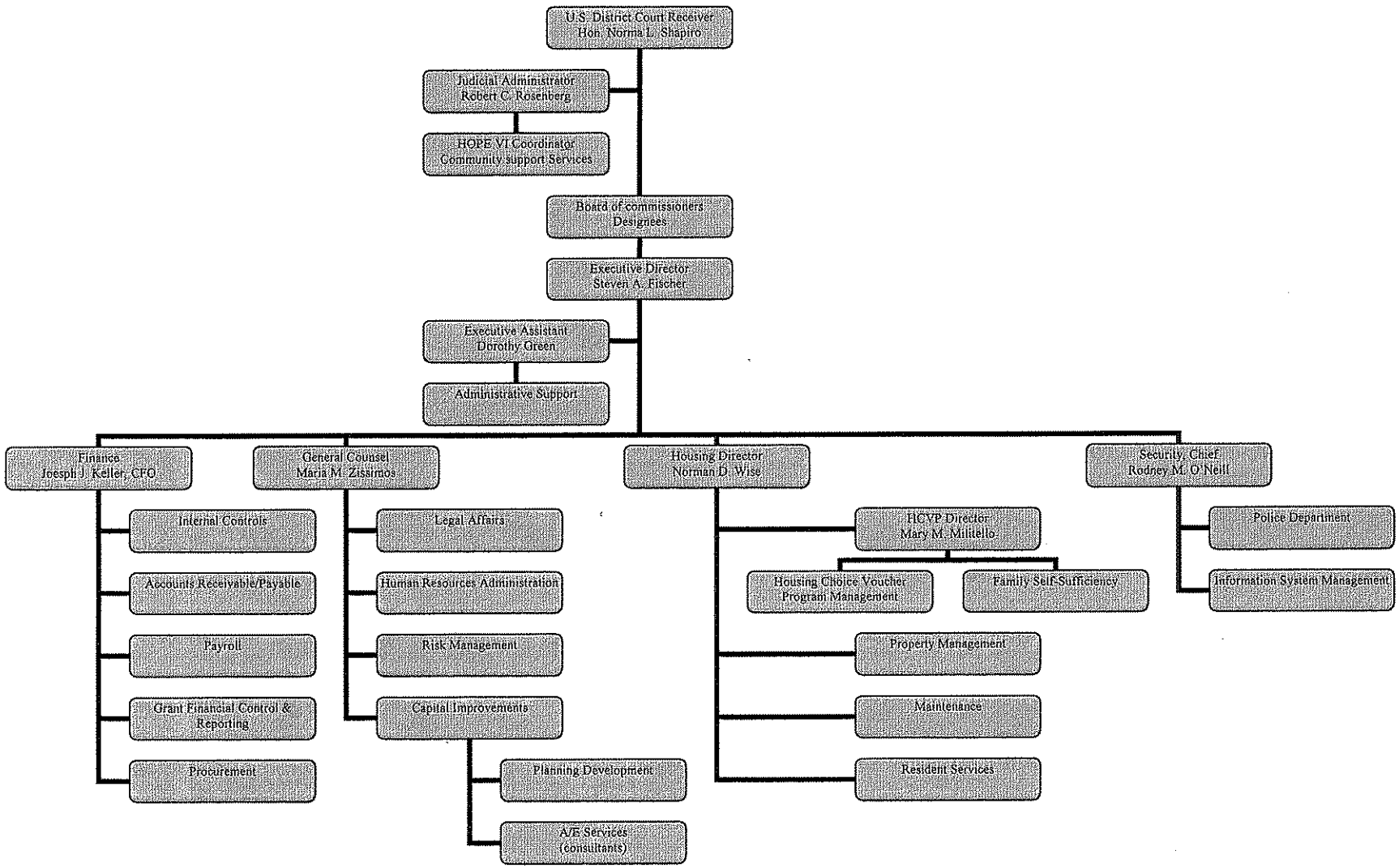
B. Capital Fund Annual Report

C. Capital Fund Five-Year Action Plan

D. Resident Advisory Board (RAB)

A. ORGANIZATIONAL CHART

Chester Housing Authority Organizational Chart



B. CAPITAL FUND ANNUAL REPORT

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:
Chester Housing Authority	Capital Fund Program Grant No: **PA26P00750108** Replacement Housing Factor Grant No:	**2008**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	177,015			
3	1408 Management Improvements	318,678			
4	1410 Administration	159,339			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	163,064			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	670,294			
13	1475 Non-dwelling Equipment	105,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,593,390			
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	318,678			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

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

PHA Name: **Chester Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **PA26P00750108** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2008**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity (# units)	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
COCC		1406						
	Modernization Administration	1410		159,339				
	New Central Office (6TH Street property)	1470		670,294				
PA-007-10								
William Penn	Security	1408	160	94,598				
William Penn	A & E Fees	1430	160	52,250				
PA-007-11								
Matopos Hills	Security	1408	261	159,043				
Matopos Hills	A & E Fees	1430	261	77,175				
PA-007-13								
Chatham Family	Security	1408	110	65,037				
Chatham Family	A & E Fees	1430	110	33,639				
ALL AMPs								
	Operational Costs	1406		177,015				
	Computer Equipment Replacement	1475	2	45,000				
	Housing Software server	1475	1	60,000				

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

PHA Name: **Chester Housing Authority**	**Grant Type and Number** Capital Fund Program No: **PA26P00750108** Replacement Housing Factor No:	**Federal FY of Grant: 2008**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-007- All AMPs							
1408 – Management Improvements	6/30/09			6/30/11			
COCC							
1410 – Administration	6/30/09			6/30/11			
PA-007- All AMPs							
1430 – Fees and Costs	6/30/09			6/30/11			
PA-007- All AMPs							
1475 – Non-dwelling Equipment	6/30/09			6/30/11			

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

Part I: Summary

HA Name: CHESTER HOUSING AUTHORITY	Comprehensive Grant Number: PA 26 -P00750106	FFY of Grant Approval: 2007
		Report Date 12/31/07

[ ] Original Annual Statement [ ] Reserve for Disasters \ Emergencies [ ] Revised Annual Statement \ Revision Number [X] Performance and Evaluation Report for Program Year Ending _

[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revision 1	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10% of line 19)	$168,586.00	$0.00	$168,586.00	$13,820.11
3	1408	Management Improvements	$303,502.00	$0.00	$303,502.00	-
4	1410	Administration	$151,751.00	$0.00	$151,751.00	$0.00
5	1411	Audit	$0.00	$0.00	$0.00	$0.00
6	1415	Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430	Architectural & Engineering Fees	$150,000.00	$0.00	$0.00	$0.00
8	1440	Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450	Site Improvement	$0.00	$0.00	$0.00	$0.00
10	1460	Dwelling Structures	$0.00	$0.00	$0.00	$0.00
11	1465	Dwelling Equipment - Nonexpendable	$0.00	$0.00	$0.00	$0.00
12	1470	Nondwelling Structures	638,675.00	0.00	0.00	0.00
13	1475	Nondwelling Equipment	105,000.00	0.00	0.00	0.00
14	1485	Demolition	0.00	0.00	0.00	0.00
15	1490	Replacement Reserve	0.00	0.00	0.00	0.00
16	1492	Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495	Relocation Costs	0.00	0.00	0.00	0.00
18	1499	Development Activities	0.00	0.00	0.00	0.00
19	1502	Contingency (may not exceed 8% of line 19)	$0.00	$0.00	$0.00	$0.00
20	**Amount of Annual Grant (Sum of lines 2-18)**		**$ 1,517,514.00**	**$ -**	**$ 623,839.00**	**$ 13,820.11**
	Amount of line 20 Related to LBP Activities		$0.00	$0.00	$0.00	$0.00
	Amount of line 20 Related to Section 504 Compliance		$0.00	$0.00	$0.00	$0.00
	Amount of line 20 Related to Security		$ 240,335.00	$ 240,335.00	$0.00	$0.00
	Amount of line 20 Related to Energy Conservation Measures		$ -	$ -	$0.00	$0.00

Signature of Executive Director and Date: /SMF 4/15/08

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

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

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

form HUD - 52837 (10/96)

ref Handbook 7485.3

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

Part II: Supporting Pages

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

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

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1406 Operations								
HA Wide	Operations	1406	989	$168,586.00		168,586.00	$13,820.11	
	Sub Total =	**1406**		**$168,586.00**	**$0.00**	**$168,586.00**	**$13,820.11**	
1408 Management Improvements								
WM PENN	Security	1408	160	$90,093.00		$90,093.00		
	Sub Total =	**1408**		**$90,093.00**	**$0.00**	**90,093.00**	-	
1408 Management Improvements								
MATOPOS	Security	1408	261	$151,470.00		$151,470.00		
	Sub Total =	**1408**		**$151,470.00**	**$0.00**	**151,470.00**	-	
1408 Management Improvements								
CHATHAM	Security	1408	110	$61,939.00		$61,939.00		
	Sub Total =	**1408**		**$61,939.00**	**$0.00**	**61,939.00**	-	
1410 Administration								
MOD & ADMIN	Modernization Staff (Salary & Fringe)	1410	989	$151,751.00		151,751.00		
	Sub Total =	**1410**		**$151,751.00**	**$0.00**	**151,751.00**	-	

1430 Architectural & Engineering Fees								
HA Wide	Consultant Fees	1430	989	$150,000.00			-	
	Sub Total =	**1430**		**$150,000.00**	**$0.00**	**$0.00**	**$0.00**	
1450 Site Improvements								
	Exterior Site Lighting	1450	10			0.00		
	Sub Total =	**1450**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
1460 Dwelling Structures								
	Interior Painting	1460	50					
	New Screen Doors	1460	435				$0.00	
	Exterior Masonry Restoration	1460	269				$0.00	
	Sub Total =	**1460**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
1470 Non-Dwelling Structures								
COCC		1470	1 bldg	$638,675.00			$0.00	
	Sub Total =	**1470**		**$638,675.00**	**$0.00**	**$0.00**	**$0.00**	
1475 Non-Dwelling Equipment								
POLICE CARS	Automobile Equipment	1475		$30,000.00				
	Sub Total =	**1470**		**$30,000.00**	**$0.00**	**$0.00**	**$0.00**	
1475 Non-Dwelling Equipment								
RESIDENT PHOTO ID MACHINE		1475		$15,000.00				
	Sub Total =	**1470**		**$15,000.00**	**$0.00**	**$0.00**	**$0.00**	
1475 Non-Dwelling Equipment								
HOUSING SOFTWARE SERVER		1475		$60,000.00				
	Sub Total =	**1470**		**$60,000.00**	**$0.00**	**$0.00**	**$0.00**	

Annual Statement \ Performance and Evaluation Report
Comprehensive Grant Program (CGP)
Part III: Implementation Schedule

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

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

Development Number \ Name HA-Wide Activities	All Funds Obligated			All Funds Expended			Reasons for revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1408 Management Improvements							
HA Wide	6/30/2008			6/30/2010			
1410 Administration							
HA Wide	6/30/2008			6/30/2010			
1430 Fees and Costs							
HA Wide	6/30/2008			6/30/2010			
1450 Site Improvements							
Chester	6/30/2008			6/30/2010			
Towers							
1450 Site Improvements							
Matopos	6/30/2008			6/30/2010			
1460 Dwelling Structures							
Matopos	6/30/2008			8/18/2009			

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

Part I: Summary

HA Name: CHESTER HOUSING AUTHORITY	Comprehensive Grant Number: PA 26 -P00750106	FFY of Grant Approval: 2006
		Report Date 12/31/07

[ ] Original Annual Statement [ ] Reserve for Disasters \ Emergencies [ ] Revised Annual Statement \ Revision Number [X] Performance and Evaluation Report for Program Year Ending _

[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revision 1	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10% of line 19)	$0.00	$15,538.00		$15,538.00
3	1408	Management Improvements	$240,335.60	$240,335.60	$240,335.60	$240,335.19
4	1410	Administration	$127,667.80	$127,667.80	$127,667.80	$58,631.07
5	1411	Audit	$0.00	$0.00	$0.00	$0.00
6	1415	Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430	Architectural & Engineering Fees	$175,000.00	$175,000.00	$175,000.00	$0.00
8	1440	Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450	Site Improvement	$220,000.00	$220,000.00	$207,000.00	$39,273.17
10	1460	Dwelling Structures	$438,674.60	$438,674.60	$70,000.00	$0.00
11	1465	Dwelling Equipment - Nonexpendable	$0.00	$0.00	$0.00	$0.00
12	1470	Nondwelling Structures	50,000.00	50,000.00	50,000.00	0.00
13	1475	Nondwelling Equipment	25,000.00	47,180.00	25,000.00	66,218.47
14	1485	Demolition	0.00	0.00	0.00	0.00
15	1490	Replacement Reserve	0.00	0.00	0.00	0.00
16	1492	Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495	Relocation Costs	0.00	0.00	0.00	0.00
18	1499	Development Activities	0.00	0.00	0.00	0.00
19	1502	Contingency (may not exceed 8% of line 19)	$0.00	$0.00	$0.00	$0.00
20	**Amount of Annual Grant (Sum of lines 2-18)**		**$ 1,276,678.00**	**$ 1,314,396.00**	**$ 895,003.40**	**$ 419,995.90**
	Amount of line 20 Related to LBP Activities		$0.00	$0.00	$0.00	$0.00
	Amount of line 20 Related to Section 504 Compliance		$0.00	$0.00	$0.00	$0.00
	Amount of line 20 Related to Security		$ 240,335.00	$ 240,335.00	$0.00	$0.00
	Amount of line 20 Related to Energy Conservation Measures		$ -	$ -	$0.00	$0.00

Signature of Executive Director and Date

4/15/08

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

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

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

form HUD - 52837 (10/96)

ref Handbook 7485.3

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

Part II: Supporting Pages

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

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

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1406 Operations								
HA Wide	Operations	1406	989	$0.00	$15,538.00	0.00	$15,538.00	
	Sub Total =	**1406**		**$0.00**	**$15,538.00**	**$0.00**	**$15,538.00**	
1408 Management Improvements								
HA Wide	Security	1408	989	$240,335.60	$240,335.60	$240,335.60	**240,335.19**	
	Sub Total =	**1408**		**$240,335.60**	**$240,335.60**	**240,335.60**	**240,335.19**	
1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410	989	$124,667.80	$124,667.80	124,667.80	**58,631.07**	
	Bid Advertisements	1410	989	$3,000.00	$3,000.00	3,000.00		
	Sub Total =	**1410**		**$127,667.80**	**$127,667.80**	**127,667.80**	**58,631.07**	
1430 Architectural & Engineering Fees								
HA Wide	Consultant Fees	1430	989	$175,000.00	$175,000.00	175,000.00	-	Ongoing
	Sub Total =	**1430**		**$175,000.00**	**$175,000.00**	**$175,000.00**	**$0.00**	
1450 Site Improvements								
William Penn PA 7-10	Exterior Site Lighting	1450	10	$25,000.00	$25,000.00	0.00	$26,960.48	Scheduled Feb 2008
	Sub Total =	**1450**		**$25,000.00**	**$25,000.00**	**$0.00**	**$26,960.48**	
1450 Site Improvements								
Matopos Hills PA 7-11	Upgrade Heating	1450	261	$35,000.00	$35,000.00	0.00	$0.00	Considering ESCO
	Speed Bumps & Signage	1450	15	$10,000.00	$10,000.00	0.00	$0.00	Scheduled Apr 2008
	Exterior Site Lighting	1450	60	$150,000.00	$150,000.00	0.00	$0.00	Scheduled Feb 2008
	Sub Total =	**1450**		**$195,000.00**	**$195,000.00**	**$0.00**	**$0.00**	

1460 Dwelling Structures								
	Interior Painting	1460	50	$50,000.00	$50,000.00	50,000.00	$12,312.69	Ongoing
Matopos	New Screen Doors	1460	435	$157,000.00	$157,000.00	157,000.00	$0.00	Scheduled Nov 2007
Hills	Exterior Masonry Restoration	1460	269	$55,000.00	$55,000.00	0.00	$0.00	Scheduled Apr 2008
PA 7-11	**Sub Total =**	**1460**		**$262,000.00**	**$262,000.00**	**$207,000.00**	**$12,312.69**	
1460 Dwelling Structures								
William	Cabinet/Vanity Replacement	1460	50	$56,674.60	$56,674.60	0.00	$0.00	Ongoing
Penn	New Sreen Doors	1460	190	$70,000.00	$70,000.00	70,000.00		Scheduled Nov 2007
	Interior Painting	1460	50	$50,000.00	$50,000.00			Ongoing
PA 7-10	**Sub Total =**	**1460**		**$176,674.60**	**$176,674.60**	**$70,000.00**	**$0.00**	
1470 Non-Dwelling Structures								
William	Waterproofing Community Ctr	1470	1 bldg	$50,000.00	$50,000.00	50,000.00	$0.00	Scheduled Sep 2007
Penn								
PA 7-10	**Sub Total =**	**1470**		**$50,000.00**	**$50,000.00**	**$50,000.00**	**$0.00**	
1470 Non-Dwelling Equipment								
William	Automobile Equipment	1475	1 truck	$25,000.00	$47,180.00	25,000.00	$66,218.47	Purchased Nov 2006
Penn								
PA 7-10	**Sub Total =**	**1470**		**$25,000.00**	**$47,180.00**	**$25,000.00**	**$66,218.47**	

Annual Statement \ Performance and Evaluation Report
Comprehensive Grant Program (CGP)
Part III: Implementation Schedule

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

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

Development Number \ Name HA-Wide Activities	All Funds Obligated			All Funds Expended			Reasons for revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1408 Management Improvements							
HA Wide	8/18/2007			8/18/2009			
1410 Administration							
HA Wide	8/18/2007			8/18/2009			
1430 Fees and Costs							
HA Wide	8/18/2007			8/18/2009			
1450 Site Improvements							
Chester	8/18/2007			8/18/2009			
Towers							
1450 Site Improvements							
Matopos	8/18/2007			8/18/2009			
1460 Dwelling Structures							
Matopos	8/18/2007			8/18/2009			

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

Part I: Summary

HA Name: CHESTER HOUSING AUTHORITY	Comprehensive Grant Number: PA 26 -P00750105	FFY of Grant Approval: 2005
		Report Date:

[ ] Original Annual Statement [ ] Reserve for Disasters \ Emergencies [ ] Revised Annual Statement \ Revision Number [X] Performance and Evaluation Report for Program Year Ending 12/31/2007

[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revision 1	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10% of line 19)	$10,865.40	$86,551.40	$86,551.40	$86,551.40
3	1408	Management Improvements	$173,104.40	$173,104.40	$173,104.40	$173,104.40
4	1410	Administration	$86,552.20	$86,552.20	$86,552.20	$83,537.51
5	1411	Audit	$ -	$ -	$ -	$ -
6	1415	Liquidated Damages	$ -	$ -	$ -	$ -
7	1430	Architectural & Engineering Fees	$5,000.00	$5,000.00	$5,000.00	$638.74
8	1440	Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450	Site Improvement	$250,000.00	$0.00	$0.00	$0.00
10	1460	Dwelling Structures	$340,000.00	$514,314.00	514,313.00	$268,306.88
11	1465	Dwelling Equipment - Nonexpendable	$0.00	$0.00	$0.00	$0.00
12	1470	Nondwelling Structures			$ -	$ -
13	1475	Nondwelling Equipment	$ -	$ -	$ -	$ -
14	1485	Demolition	$ -	$ -	$ -	$ -
15	1490	Replacement Reserve	$ -	$ -	$ -	$ -
16	1492	Moving to Work Demonstration	$ -	$ -	$ -	$ -
17	1495	Relocation Costs	$ -	$ -	$ -	$ -
18	1499	Development Activities	$ -	$ -	$ -	$ -
19	1502	Contingency (may not exceed 8% of line 19)	$0.00	$0.00	$1.00	$0.00
20	**Amount of Annual Grant (Sum of lines 2-18)**		**$ 865,522.00**	**$ 865,522.00**	**$ 865,522.00**	**$ 612,138.93**
	Amount of line 20 Related to LBP Activities		$ -	$ -	$ -	$ -
	Amount of line 20 Related to Section 504 Compliance		$ -	$ -	$ -	$ -
	Amount of line 20 Related to Security		$ 170,104.40	$ -	$ -	$ -
	Amount of line 20 Related to Energy Conservation Measures		$ 340,000.00	$ -	$ -	$ -

Signature of Executive Director and Date: SMF 4/15/08

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

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

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

form HUD - 52837 (10/96)

ref Handbook 7485.3

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

Part II: Supporting Pages

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

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

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1406 Operations								
HA Wide	Operations	1406	989	$10,865.40	$86,551.40	86,551.40	$86,551.40	
							$42,050.75	
							$19,200.00	
							$200.00	
							$12,164.88	
							$5,561.00	
							$7,205.29	
							$19.98	
							$149.50	
	Sub Total =	**1406**		**$10,865.40**	**$86,551.40**	**$86,551.40**	**$86,551.40**	
1408 Management Improvements								
HA Wide	Security	1408	989	$173,104.40	$173,104.40	173,104.40	**173,104.40**	**Completed Jun, 2005**
							137,494.38	Wages
							35,610.02	Fringe benefits
	Sub Total =	**1408**		**$173,104.40**	**$173,104.40**	**$173,104.40**	**173,104.40**	
1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410	989	$83,552.20	$83,552.20	86,552.20	**83,537.51**	
							71,258.08	Wages
							12,279.43	Fringe benefits
	Bid Advertisements	1410	989	$3,000.00	$3,000.00	3,000.00	-	
	Sub Total =	**1410**		**$86,552.20**	**$86,552.20**	**86,552.20**	**83,537.51**	
1430 Architectural & Engineering Fees								
HA Wide	Construction Bid Documents	1430	989	$5,000.00	$5,000.00	5,000.00	**638.74**	
	Sub Total =	**1430**		**$5,000.00**	**$5,000.00**	**$5,000.00**	**$638.74**	
1450 Site Improvements								
Chester Towers PA 7-06	UG Storage Tank Removal	1450	2 tanks	$166,667.00	$0.00	-	$0.00	Scheduled removal for Nov 2007
	Sub Total =	**1450**		**$166,667.00**	**$0.00**	**$0.00**	**$0.00**	
1450 Site Improvements								
	UG Storage Tank Removal	1450	1 tank	$83,333.00	$0.00	-	$0.00	Scheduled removal for May 2007

Matopos Hills PA 7-11								
	Sub Total =	**1450**		**$83,333.00**	**$0.00**	**$0.00**	**$0.00**	
1460 Dwelling Construction								
Chester	Install New Windows	1460		$340,000.00	$0.00	514,313.00	$268,306.88	
							$73,217.84	Screen Doors
							$126,372.60	Screen Doors
							$41,254.50	Screen Doors
							$27,461.94	Screen Doors
Towers PA 7-06	**Sub Total =**	**1460**		**$340,000.00**	**$0.00**	**$514,313.00**	**$268,306.88**	
1460 Dwelling Construction								
William Penn PA 7-010	Screen Doors	1460	290	$0.00	$169,600.00		$0.00	Scheduled work for Nov 2007
	Sub Total =	**1460**		**$0.00**	**$169,600.00**	**$0.00**	**$0.00**	
1460 Dwelling Construction								
Matopos Hills PA 7-11	Structural repairs - crawl spaces	1460	261	$0.00	$112,000.00		$0.00	Scheduled work for Nov 2007
	Screen Doors	1460	522	$0.00	$232,714.00	172,766.50		Scheduled work for Nov 2007
	Sub Total =	**1460**		**$0.00**	**$344,714.00**	**$172,766.50**	**$0.00**	

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

Part III: Implementation Schedule

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

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

Development Number \ Name HA-Wide Activities	All Funds Obligated			All Funds Expended			Reasons for revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1408 Management Improvements							
HA Wide	8/18/2007			8/18/2009		3/31/2006	
1410 Administration							
HA Wide	8/18/2007			8/18/2009			
1430 Fees and Costs							
HA Wide	8/18/2007			8/18/2009			
1450 Site Improvements							
Chester	8/18/2007			8/18/2009			
Towers							
1450 Site Improvements							
Matopos	8/18/2007			8/18/2009			
1460 Dwelling Structures							
Matopos	8/18/2007			8/18/2009			

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

HA Name:	Comprehensive Grant Number:	FFY of Grant Approval:
CHESTER HOUSING AUTHORITY	**PA 26 -P00750104**	**2004** **31-Dec-07**

[ ] Original Annual Statement [ ] Reserve for Disasters \ Emergencies [ ] Revised Annual Statement \ Revision Number [X] Performance and Evaluation Report for Program Year Ending _
[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revision 1	Obligated	Expended
1	Total Non-CGP Funds		$ -	$ -	$ -	$ -
2	1406	Operations (May not exceed 10% of line 19)	$93,839.60	$93,839.60	$93,839.60	$93,839.60
3	1408	Management Improvements	$169,649.40	$169,649.40	$168,917.26	$166,436.04
4	1410	Administration	$93,840.60	$93,840.60	$93,839.60	$93,839.60
5	1411	Audit	$ -	$ -	$ -	$ -
6	1415	Liquidated Damages	$ -	$ -	$ -	$ -
7	1430	Architectural & Engineering Fees	$240,116.42	$240,116.50	$240,116.50	$157,295.95
8	1440	Site Acquisition			$0.00	
9	1450	Site Improvement	$321,032.00	$214,005.00	$214,005.00	$38,369.40
10	1460	Dwelling Structures	$19,917.98	$30,583.30	$19,583.22	$19,583.22
11	1465	Dwelling Equipment - Nonexpendable	$0.00	$0.00	$0.00	$0.00
12	1470	Nondwelling Structures	$0.00	$96,361.60	$23,977.22	$0.00
13	1475	Nondwelling Equipment				
14	1485	Demolition	$ -	$ -	$ -	$ -
15	1490	Replacement Reserve	$ -	$ -	$ -	$ -
16	1492	Moving to Work Demonstration	$ -	$ -	$ -	$ -
17	1495	Relocation Costs	$ -	$ -	$ -	$ -
18	1499	Development Activities	$ -	$ -	$ -	$ -
19	1502	Contingency (may not exceed 8% of line 19)	$0.00	$0.00	$0.00	$0.00
	Amount of Annual Grant (Sum of lines 2-18)		**$ 938,396.00**	**$ 938,396.00**	**$ 854,278.40**	**$ 569,363.81**
	Amount of line 19 Related to LBP Activities		$ -		$ -	$ -
	Amount of line 19 Related to Section 504 Compliance		$ -		$ -	$ -
	Amount of line 19 Related to Security		$ 129,649.40			
	Amount of line 19 Related to Energy Conservation Measures		$ -		$ -	$ -

Signature of Executive Director and Date: 4/15/08

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

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

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

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

Part II: Supporting Pages

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

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

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity # Units	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1406 Operations								
HA Wide	Operations	1406	989	$93,839.60	$93,839.60	93,839.60	**93,839.60**	
							13,794.00	Server, 4 laptops, 2 PCs
							496.52	Annual plan public hearing
							175.00	Matopos Headstart
							87.33	H6 case mgr supplies
							874.46	Website
							1,229.53	H6 software maint fee
							249.99	Digital camera
							449.85	All-in-one printer
							9,712.87	Legal - Booker T
							13,493.71	Legal - Towers condemnat'n
							1,455.07	Misc Sundry
							7,971.97	Electric @ William Penn
							43,849.30	Operating transfer
							-	
							-	
							-	
	Sub Total =	**1406**		**$93,839.60**	**$93,839.60**	**$93,839.60**	**$93,839.60**	
1408 Management Improvements								
	Security	1408	989	$129,649.40	$129,649.40	129,649.40	**129,588.65**	**Completed Jun, 2005**
							97,861.83	Wages
							31,726.82	Fringe benefits
HA Wide	Staff Training	1408	989	$10,000.00	$10,000.00	$10,000.00	**$8,027.92**	
	Software	1408	989	$30,000.00	$30,000.00	26,597.39	**26,149.00**	Hope VI Software
						300.00	**300.00**	Relocation of server
						2,370.47	**2,370.47**	H6 software maint fee
	Sub Total =	**1408**		**$169,649.40**	**$169,649.40**	**168,917.26**	**166,436.04**	
1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410	989	$93,840.60	$93,840.60	93,839.60	93,839.60	**Completed Jun, 2005**
							71,692.18	Wages
							22,147.42	Fringe benefits
	Sub Total =	**1410**		**$93,840.60**	**$93,840.60**	**$93,839.60**	**93,839.60**	

1430 Architectural & Engineering Fees								
HA Wide	Indef. Quantity A/E Services	1430	989	$133,039.62	$104,186.21	$104,186.21	$21,365.66	**Ongoing**
	Modernization Legal Fees	1430	989	$107,076.80	$135,930.29	135,930.29	**135,930.29**	**Completed Apr, 2006**
	Sub Total =	**1430**		**$240,116.42**	**$240,116.50**	**$240,116.50**	**$157,295.95**	
1502 Contingency								
HA Wide								
	Sub Total =	**1502**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
HA Wide Totals				$597,446.02	$597,446.10	$596,712.96	$511,411.19	

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1465 Dwelling Equipment-Nonexpendable								
Chester Towers	Kitchen Appliances	1465	30	$0.00	$0.00			
PA 7-6	**Sub Total =**	**1465**		**$0.00**	**$0.00**	**$0.00**	**$0.00**	
1450 Site Improvements								
Chester Towers	US Storage Tank Removal	1450	2 tanks	$166,667.00	$166,667.00	$166,667.00		Anticipated removal Nov 2007
PA 7-6	**Sub Total=**	**1450**		**$166,667.00**	**$166,667.00**	**$166,667.00**	**$0.00**	
1450 Site Improvements								
William Penn	Resurface Playground Areas	1450	1862 sq ft	$16,000.00	$15,350.00	$15,350.00	15,350.00	Completed Nov 2006
	Site Security Cameras	1450		$0.00	$0.00			
	Exterior Painting - tree trimming	1450	12 trees	$55,032.00	$1,988.00	$1,988.00	1,988.00	Completed Dec 2006
		1450						
PA 7-10	**Sub Total=**	**1450**		**$71,032.00**	**$17,338.00**	**$17,338.00**	**$17,338.00**	
1450 Site Improvements								
Matopos	US Storage Tank Removal	1450	1 tank	$83,333.00	$0.00			
	Underground heating line repairs	1450	2 bldgs	$0.00	$30,000.00	$30,000.00	21,031.40	Completed Oct 2006
		1450						
PA 7-11	**Sub Total=**	**1450**		**$83,333.00**	**$30,000.00**	**$30,000.00**	**$21,031.40**	
1460 Dwelling Structures								
William Penn	Screen Doors	1460		$0.00	$0.00			
	Exterior Painting	1460	80		$10,665.32	$10,665.32	10,665.32	Completed June 2006
PA 7-10	**Sub Total=**	**1460**		**$0.00**	**$10,665.32**	**$10,665.32**	**$10,665.32**	
1460 Dwelling Structures								
	Structural Repairs to Crawl Spaces	1460	269	$0.00	$0.00			

Matopos Hills	Screen Doors	1460	40	$11,000.00	$11,000.00			Scheduled work for Nov 2007
	Inspect, Clean, Repair Elect. Dist. Equip.	1460	1 unit	$8,917.98	$8,917.98	$8,917.90	**8,917.90**	Completed Oct 2005
PA 7-11	**Sub Total =**	**1460**		**$19,917.98**	**$19,917.98**	**$8,917.90**	**$8,917.90**	
1470 Non-Dwelling Structures								
Matopos Hills	Boiler Room Repairs - separate structure	1470	1 bdlg	$0.00	$96,361.60	$23,977.22		May consider completing work under ESCO
PA 7-11	**Sub Total=**	**1470**		**$0.00**	**$96,361.60**	**$23,977.22**	**$0.00**	

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

Annual Statement \ Performance and Evaluation Report
Comprehensive Grant Program (**Part III: Implementation Schedule**

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

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

Development Number \ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1406 Operations							
HA Wide	9/14/2006			9/14/2008		11/30/2006	
1408 Management Improvements							
HA Wide	9/14/2006			9/14/2008		8/31/2006	
1410 Administration							
HA Wide	9/14/2006			9/14/2008		7/31/2005	
1430 Fees and Costs							
HA Wide	9/14/2006			9/14/2008			
1465 Dwelling Equipment							
C. Towers	9/14/2006			9/14/2008			
1450 Site Improvements							
W. Penn	9/14/2006			9/14/2008			
1460 Dwelling Structures							
W. Penn	9/14/2006			9/14/2008			
1460 Dwelling Structures							
M. Hills	9/14/2006			9/14/2008			
1470 Non-Dwelling Structures							
M. Hills	9/14/2006			9/14/2008			

C. CAPITAL FUND FIVE – YEAR ACTION PLAN

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: 2010			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA7 HA Wide (1406)	Operations	177,015.00	PA7 HA Wide (1406)	Operations	177,015.00
Annual	Sub Total (BLI 1406)		177,015.00	Sub Total (BLI 1406)		177,015.00
Statement						
	PA7 HA Wide	Security (all AMPS)	318,678.00	PA7 HA Wide	Security	318,678.00
		Software	25,000.00		Software	25,000.00
		Staff Training	15,000.00		Staff Training	15,000.00
	Sub Total (BLI 1408)		358,678.00	Sub Total (BLI 1408)		358,678.00
	PA7 HA Wide	Mod Staff Salaries	159,339.00	PA7 HA Wide	Mod Staff Salaries	159,339.00
		Bid Advertisements	3,000.00		Bid Advertisements	3,000.00
	Sub Total (BLI 1410)		162,339.00	Sub Total (BLI 1410)		162,339.00
	PA7-10 Wm Penn	Indef. Quantity. A/E	25,000.00	PA7 HA Wide	Indef. Quantity. A/E	25,000.00
		Inspections	10,000.00		Inspections	10,000.00
	PA7-11 Matopos Hills	Indef. Quantity. A/E	50,000.00	PA7-11 Matopos Hills	Indef. Quantity. A/E	50,000.00
		Inspections	15,000.00		Inspections	15,000.00
	PA7-13 Chatham Family	Indef. Quantity. A/E	15,000.00	PA7-13 Chatham Family	Indef. Quantity. A/E	15,000.00
		Inspections	5,000.00		Inspections	5,000.00
	Sub-Total (BLI 1430)		120,000.00	Sub-Total (BLI 1430)		120,000.00

	PA7 HA Wide	Landscaping	15,000.00	PA7 HA Wide	Landscaping	15,000.00
	Sub Total (BLI 1450)		15,000.00	Sub Total (BLI 1450)		15,000.00

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2010			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA7-10 Wm Penn	Waterproofing Community Center (1470)	50,000.00	PA7-10 Wm Penn		
Annual		Closet Doors (1460)	50,000.00		Closet Doors (1460)	0.00
Statement		Playground Removal/Replacement (1450)	20,000.00		Playground Removal/replacement (1450)	20,000.00
		Exterior Painting Community Center (1470)	60,000.00			
	Sub Total		180,000.00			20,000.00
	PA7-11 Matopos Hills	New Windows (1460)	200,000.00	PA7-11 Matopos	New Windows (1460)	200,000.00
		Exterior Masonry Restoration (1460)	50,000.00		Exterior Masonry Restoration (1460)	40,000.00
		Landscaping (1450)	25,000.00			0.00
					New Flooring (1460)	200,000.00
					Site Fencing (1450)	10,000.00
	Sub Total		275,000.00	Sub Total		450,000.00
	6 West 6th Street	New Maintenance Facility (1470)	100,000.00	6 West 6th Street	New Maintenance Facility (1470)	70,000.00
		Demolition (1485)	36,010.60		Demolition (1485)	36,010.60
	Sub Total		136,010.60	Sub Total		106,010.60
		Total CFP Estimated Cost	$1,339,042.60			$1,339,042.60

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2013		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA7 HA Wide (1406)	Operations	180,000.00	PA7 HA Wide (1406)	Operations	180,000.00
Annual	Sub Total (BLI 1406)		180,000.00	Sub Total (BLI 1406)		180,000.00
Statement						
	PA7 HA Wide	Security	320,000.00	PA7 HA Wide	Security	320,000.00
		Software	25,000.00		Software	25,000.00
		Staff Training	15,000.00		Staff Training	15,000.00
	Sub Total (BLI 1408)		360,000.00	Sub Total (BLI 1408)		360,000.00
	PA7 HA Wide	Mod Staff Salaries	160,000.00	PA7 HA Wide	Mod Staff Salaries	160,000.00
		Bid Advertisements	3,000.00		Bid Advertisements	3,000.00
	Sub Total (BLI 1410)		163,000.00	Sub Total (BLI 1410)		163,000.00
	PA7-10 Wm Penn	Indef. Quantity. A/E	25,000.00	PA7 HA Wide	Indef. Quantity. A/E	25,000.00
		Inspections	10,000.00		Inspections	10,000.00
	PA7-11 Matopos Hills	Indef. Quantity. A/E	50,000.00	PA7-11 Matopos Hills	Indef. Quantity. A/E	50,000.00
		Inspections	15,000.00		Inspections	15,000.00
	PA7-13 Chatham Family	Indef. Quantity. A/E	15,000.00	PA7-13 Chatham Family	Indef. Quantity. A/E	15,000.00
		Inspections	5,000.00		Inspections	5,000.00
	Sub-Total (BLI 1430)		120,000.00	Sub-Total (BLI 1430)		120,000.00

	PA7 HA Wide	Landscaping	10,000.00	PA7 HA Wide	Landscaping	10,000.00
	Sub Total (BLI 1450)		10,000.00	Sub Total (BLI 1450)		10,000.00

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2013		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	**PA7-10 Wm Penn**	**Closet Doors (1460)**	**0.00**	**PA7-10 Wm Penn**		
Annual		**Playground Removal (1450)**	**0.00**			
Statement					**Interior Painting (1460)**	**50,000.00**
					Cabinet/Vanity Replacement (1460)	**50,000.00**
					New Flooring (1460)	**200,000.00**
	Sub Total		**0.00**	**Sub Total**		**300,000.00**
	PA7-11 Matopos Hills	**New Windows (1460)**	**150,000.00**	**PA7-11 Matopos**		
		New Flooring (1460)	**150,000.00**		**New Flooring (1460)**	**50,000.00**
		Site Fencing (1450)	**10,000.00**			
					Interior Painting (1460)	**56,010.60**
					Cabinet/Vanity Replacement(1460)	**185,000.00**
	Sub Total		**310,000.00**	**Sub Total**		**291,010.60**
	6th West 6th Street	**New Maintenance Facility**	**256,010.60**	**6th West 6th Street**	**New Maintenance Facility**	**0.00**
		Demolition (1485)	**25,000.00**			
	SubTotal (BLI 1470)		**281,010.60**	**SubTotal (BLI 1470)**		**0.00**
		Total CFP Estimated Cost	**$1,304,010.60**			**$1,304,010.60**

D. RESIDENT ADVISORY BOARD ("RAB")

Resident Advisory Board	**CHA 2008 Annual Plan**			
Name	Development	Address		
Ruth Minor	Chatham Senior	1701 W. 7th Street, #208 Chester, PA 19013		
Jonathan Whittington	Matopos Hills	1445 Nugent Place Chester, PA 19013		
Portia West	Chatham Estates	1507 Martin Lane Chester, PA 19013		
Loretta Rankin	Matopos Hills	1203 Carla's Way Chester, PA 19013		
Helen Woods	Matopos Senior	925 John Street States, Apt. 414 Chester, PA 19013		
Thomas Womack	Housing Choice Voucher Program	925 Heartley Homes Chester, PA 19013		
Tracey Childs	William Penn	405 Frank Young Avenue Chester, PA 19013		
Lillian Maxwell	Wellington Ridge	3000 West 12th Street Chester, PA 19013		

NAL REGISTER COMPANY **PROOF**

imber: 2054712 Account No: 2417330

ner: CHESTER HOUSING AUTHORITY Contact: FAX Phone: 6108765561

70.40

1 X 24.00 Notes: Public Notice

086; LEGAL NOTICES Printed By: FNR 02/27/2008

ed: 2 Times Dates: 02/13/2008 02/13/2008

Signature of Approval: Date:

The **Chester Housing Authority (CHA)** is drafting its Five Year and Annual Agency Plan in compliance with the Qualify Housing and Work Responsibility Act of 1998 (QHWRA). Pursuant to QHWRA, the draft Plan will be available for public review on February 21, 2008 to April 4, 2008, at CHA's Main Office, at 35 East 5th Street, from Monday through Friday 8:30am to 4:30pm. A public hearing will be held on April 8, 2008 at 3:00pm. At William Penn Community Center, at 514 Union Street in Chester. All are invited to comment on the draft and attend the public hearing.

Attn: Chanelle

Frank Lenzi

610-622-8808

Executive Offices
35 East 5th Street · Chester, PA 19013-4401 · 610-876-5561 · Fax: 610-876-0304 · TDD: 800-545-1833

NOTICE OF PUBLIC REVIEW

The Chester Housing Authority has drafted a 5-Year and Annual Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA). Pursuant to QHWRA, the draft Agency Plan will be available for public review for 45 days, beginning Thursday February 21 through Friday April 4, 2008 at the following address:

- Chester Housing Authority Administrative Offices 35 East 5th Street, Chester, Pennsylvania 19013

A public hearing will be held on Tuesday April 8, 2008 at **William Penn Community Center** at 3:00 p.m. to receive any comments before finalizing the Agency Plan.

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

CHESTER
Housing Authority

Executive Offices

1010 Madison Street • Chester, PA 19013-5923 • 610-876-5561 • Fax: 610-876-0304 • TDD: 800-545-1833 Ext. 822

Date: January 20, 2008

To: Resident Advisory Board

From: Steven A. Fischer, Executive Director

Re: 2008 Annual Plan

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

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

The first meeting of the year with the Resident Advisory Board ("RAB") is scheduled for Wednesday, January 30, 2008 at our new location, **35 East 5th Street**. We hope you can attend and that you will have comments for us that we can integrate into our Agency Plan. We will provide you with a schedule/timeline of meetings for this years Agency Plan process so that you may inform your residents of upcoming opportunities for comment and input.

/SAF

CHESTER
Housing Authority

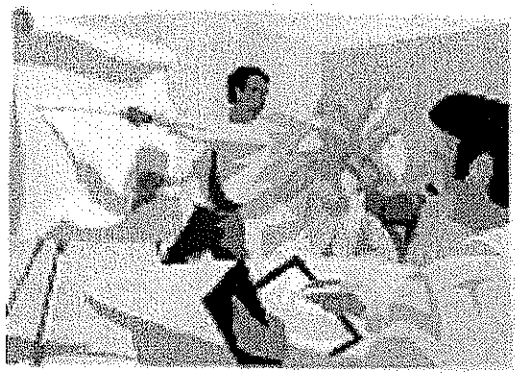
Executive Offices

1010 Madison Street • Chester, PA 19013-5923 • 610-876-5561 • Fax: 610-876-0304 • TDD: 800-545-1833 Ext. 822

RESIDENT ADVISORY MEETING
Wednesday, January 30, 2008

SIGN-IN SHEET

1.	Maxwell, Lillian		Phone: 610-494-6954
2.	Minor, Ruth		Phone: 610-872-8510
3.	Jackson, Marlene		Phone:
4.	Rankin, Loretta		Phone: 610-490-9017
5.	West, Portia		Phone: 610-842-4067
6.	Womack, Thomas		Phone: 610-876-6685
7.	Woods, Helen		Phone: 610-447-8048
7.	Childs, Tracey		Phone: 610-874-7630
8.	Jonathan Whittington		Phone: 610-202-7770
9.	Hightower, Yvette		Phone:
9.	Fischer, Steven		
10.	Norman Wise		
11.	Chief Rodney O'Neill		
12.	Volz, Gregory		
13.			



Resident Advisory Board Meeting

When: Wednesday, February 27, 2008

Time: 6:00 p.m.

Where: Chester Housing Authority
35 East 5th Street
Chester, PA 19013

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

Please call Dorothy Green at (610) 876-5561, ext. 102 if you have any questions, or are not able to attend.

1-800-STAPLES STAPLES www.staples.com

Resident Advisory Board
02/27/08

NAME	TEL	EMAIL
Steven Fischer	610-876-5561 x101	sfischer@chesterha.org
Ruth Minor	610-8728570	ruthminor@verizon.net
[illegible]	610-494-6954	
[illegible]	484 3617458	jwhittington@chest-ha
Helen Woods	610 447 8048	925 JOHN ST. CHESTER,
Rosa Marie Foster	610-874 2631	513 W 5th St.
Kay Atman		
Gregory Volz	610-566-5926 x113	gregvolz@earthlink.net
Norman Wise	610-876-5561 X109	nwise@chesterha.org

Executive Offices
35 East 5th Street · Chester PA 19013-4401 · 610-876-5561 · Fax: 610-876-0304 · TDD: 800-545-1833

March 22, 2008

MEMORANDUM FOR: Resident Advisory Board

FROM: Steven A. Fischer
Executive Director

RE: March Meeting

The next regularly scheduled meeting of this group will be:

Wednesday, March 26th, 6:00PM
35 East 5th Street

Upon receipt of this notice, please telephone Dorothy Green at 610-876-5561x102 as to your availability.

Hoping very much to see you …

Executive Offices
35 East 5th Street · Chester, PA 19013-4401 · 610 876 5561 · Fax: 610-876-0304 · TDD: 800 545 1833

RESIDENT ADVISORY MEETING
Wednesday, March 26, 2008

SIGN-IN SHEET

1.	Maxwell, Lillian		Phone: 610-494-6954
2.	Minor, Ruth		Phone: 610-872-8510
3.	Jackson, Marlene		Phone:
4.	West, Portia	PW	Phone: 610-842-4067
5.	Womack, Thomas	TW	Phone: 610-876-6685
6.	Woods, Helen		Phone: 610-447-8048
7.	Childs, Tracey		Phone: 610-874-7630
8.	Jonathan Whittington	JW	Phone: 610-202-7770
9.	Hightower, Yvette		Phone:
10.	Rosa Marie Foster	RF	Phone:
11.	Fischer, Steven	SF	
12.	Norman Wise		
13.	Chief Rodney O'Neill		

3 Swarthmore students

next mtg 04/23. Ltrs out 04/18.

2008 Annual Plan Public Hearing
April 8, 2008
Sign-in Sheet

	Name	Address	Date
1.	Norman Wise	CHA	04/8/08
2.	JOSEPH KELLER	CHA	4/8/08
3.	Maria J. Primus	CHA	4/8/08
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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

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

Mayor Wendell N. Butler, Jr. 4/11/08

Signed / Dated by Appropriate State or Local Official

Standard PHA Plan
PHA Certifications of Compliance

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the XX *standard Annual, __ standard 5-Year/Annual or __streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning* 2008, *hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

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

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

CHESTER HOUSING AUTHORITY — PHA Name

PA-007 — PHA Number/HA Code

XX Standard PHA Plan for Fiscal Year: 2008

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

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

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

Name of Authorized Official	Title
STEVEN A. FISCHER	EXECUTIVE DIRECTOR
Signature	**Date**
X Steven	APRIL 9, 2008

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

CHESTER HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Authorized Official	Title
STEVEN A. FISCHER	EXECUTIVE DIRECTOR
Signature	**Date**
x Steven	APRIL 9, 2008

OMB Approval No. 2577-0157 (Exp. 3/31/2010)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

CHESTER HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

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

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

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

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

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

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

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

Name of Authorized Official	Title
STEVEN A. FISCHER	EXECUTIVE DIRECTOR

Signature	Date (mm/dd/yyyy)
	APRIL 9, 2008