



Executive Offices

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VIA Hand Delivery and First Class Mail

March 31, 2010

Honorable Wendell Butler
City of Chester
City Hall
Chester, PA 19013

Dear Mayor Butler:

Enclosed is the Chester Housing Authority's (CHA) FY 2010-2014 Five-Year Plan.

Please note that under HUD's new reporting format, Section 5 of the Five Year Plan outlines the CHA's goals and objectives.

The CHA identifies new initiatives for asset management and capital improvements under Section 6: PHA Plan Updates, Section 7: HOPE VI, and Section 8: Capital Improvements.

As there were no policy changes to the CHA's Admissions and Continued Occupancy Policy and Housing Choice Voucher Program Administrative Plan, the current policies are in effect for the FY 2010 Annual Plan.

If you have any questions, please contact me at your earliest convenience. We will be transmitting to HUD on or before April 15, 2010.

Sincerely,

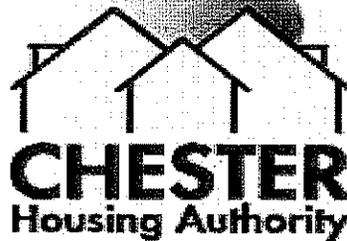
Steven A. Fischer
Executive Director

Enclosure: Five Year Annual Plan and attachments

Chester Housing Authority

5-Year PHA Plan 2010-2014

April 2010



1111 Avenue of the States
Chester, PA 19013

610-876-5561
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PHA 5-Year and Annual Plan

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

**OMB No. 2577-0226
Expires 4/30/2011**

1.0	PHA Information PHA Name: <u>Chester Housing Authority</u> PHA Code: <u>PA-007</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>739</u> Number of HCV units: <u>1566</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: 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 neighboring communities, and to serve as a catalyst for revitalization and development for participant families and the city of Chester, Pennsylvania.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See attached chart				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See attached chart (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. See attached public notice.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. See attached chart				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See attached chart.				

9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

Section 5.2 FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: Increase the availability of decent, safe, and affordable housing
PHA GOAL 1: Expand the supply of affordable housing

Objectives	Progress	Goal
<p>Apply for additional rental vouchers</p>	<p>In 2005, the CHA received 184 public housing relocation vouchers for the Chester Towers Revitalization. 157 of the vouchers received either are or will support the development of the replacement units: Matopos Senior Village (59), Chatham Terrace (19), Edgemont Senior Apartments (57) and Madison Senior Apartments (22). Prior to the relocation vouchers, the last vouchers received by the CHA (20) were tied to the Daniel Scott Commons Opt Out in 2004. It has been approximately 10 years since the CHA received a fair share voucher allocation. In the 2009 Annual Plan, the CHA stated that it would apply for special needs vouchers if funding becomes available. However, based on the sustained poverty rate in Chester, the long wait on the waiting list and the current economic climate, the CHA will apply for fair share vouchers should funding become available.</p>	<p>Beginning in 2010, apply for fair share vouchers to reduce the length of wait on the Housing Choice Voucher waiting list and increase the supply of affordable housing opportunities.</p>
<p>Leverage private or other public funds to create additional housing opportunities</p>	<p>As part of the HOPE VI Chester Towers Revitalization, the CHA is in the process of completing construction at the Edgemont and Madison Senior Apartment. The CHA anticipates lease-up of these units by the end of the year.</p>	<p>By December 2010, complete lease-up of Edgemont and Madison Senior Apartments. By 2014, develop vacant parcels surrounding revitalized Chester communities.</p>

Section 5.2 FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: Increase the availability of decent, safe, and affordable housing

PHA GOAL 1: Expand the supply of affordable housing, continued

Objectives	Progress	Goal
<p>Acquire or build developments</p>	<p>The CHA completed Phases I, II, III of the Chester Towers HOPE VI revitalization during the last Five Year Plan and will continue to complete Phases IV and V in late 2010. The five phases represent the development of aforementioned Matopos Senior Village, Chatham Terrace, Edgemont and Madison Senior Apartments and 24 Homeownership units at Logan Terrace.</p>	<p>By 2014, develop and implement plan for new venues in Towers area. Complete Phase 6 of Chester Towers Revitalization- Commercial Sites and Cultural Center.</p>
<p>Other- Maintain a utilization rate of 98% of funding awarded for the Housing Choice Voucher Program</p>	<p>The CHA has sustained a utilization rate of 98% or higher of budgeted dollars in accordance with the Section 8 Management Assessment Program requirements. The CHA will pursue 98% utilization of ACC units pending funding available.</p>	<p>By December 2010, attain a <u>98%</u> utilization rate of all ACC units in the Housing Choice Voucher Program. (1535)</p>
<p>Other-Develop an acquisition and rehabilitation strategy of existing housing to improve blight in otherwise stable neighbor using available RH Funding</p>	<p>The CHA will pursue opportunities to acquire and rehabilitate existing housing during the 2010-2014. The CHA anticipates available Replacement Housing Funding will provide the necessary resources for these initiatives.</p>	<p>By June 2014, create 10 additional units of affordable housing through the acquisition and rehabilitation of blighted properties using replacement-housing funding.</p>

Section 5.2 FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: Increase the availability of decent, safe, and affordable housing

PHA GOAL 2: Improve the quality of assisted housing

Objectives	Progress	Goal
<p>Improve public housing management</p>	<p>The CHA achieved a standard PHAS score of 83 for FY 2007, which was the last time the CHA was scored prior to the HUD mandated transition to asset management. The CHA will not receive a PHAS score until the transition to asset management is completed.</p>	<p>By June 30, 2011, the CHA will attain and sustain High Performer status (90) under the Public Housing Assessment System.</p>
<p>Improve voucher management</p>	<p>The HCVP achieved high performer status in FY 2008 (90) and FY 2009 (93).</p>	<p>Through continued quality control initiatives, the CHA will sustain high performer status through 2014 in the Housing Choice Voucher Program.</p>
<p>Increase customer satisfaction</p>	<p>The CHA has increased customer service by re-staffing the site offices at the William Penn and Ruth L Bennett Homes. The site offices are open 5 days a week from 8:30 to 4:30 at both locations. In addition, the CHA has provided numerous options for rent payment including, a drop box, payment at the site office or the CHA administrative offices. Work order requests may be called or walked-into the individual site offices or the main office. The CHA made unit improvements and installed water saving toilets, showerheads, and energy-saving thermostats.</p>	<p>Throughout the duration of the Five Year Plan, the CHA will continue to improve customer satisfaction and communication by holding quarterly town meetings and distributing newsletters. The CHA will hold Ad Hoc meetings as needed with resident leaders between quarterly town meetings. By the end of 2010, purchase a new trash truck to further promote site appearance.</p>

Section 5.2 FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: *Increase the availability of decent, safe, and affordable housing*
PHA GOAL 2: **Improve the quality of assisted housing**

Objectives	Progress	Goal
<p>Concentrate on efforts to improve specific management functions</p>	<p>CHA restructured housing operations in June 2006 to support the recruitment and cross training of qualified staff. Three HCVP staff attained national certification in October 2009. A fourth is preparing for a certification examination in February.</p>	<p>To ensure the CHA's ability to recruit and retain qualified staff, the CHA will offer national certification training and other professional development annually to staff who successfully demonstrate a commitment to the CHA and its mission. By 2012, the CHA all Housing Department staff will attain national certification.</p> <p>By end of 2010, procure technical assistance to update CHA standard operating procedures.</p>
<p>Renovate or modernize public housing units</p>	<p>The CHA received ARRA stimulus funds for capital improvements in 2009 and have completed exterior painting, milling and overlay of site driveways, installed new windows at 262 units at the Ruth Bennett Homes, radiators, and plumbing repairs. The CHA will also complete the sub-metering project at the William Penn, prepare for the demolition and reuse of the 6th Street Maintenance facility site, renovate the Day Care Center and install security cameras from 2010-2012 under the new Five Year Plan.</p>	<p>By March 2012, the CHA will expend ARRA funds in accordance with renovation activities outlined in the Five Year Plan.</p>

Section 5.2 FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: Increase the availability of decent, safe, and affordable housing
PHA GOAL 2: Improve the quality of assisted housing

Objectives	Progress	Goal
Demolish or dispose of obsolete public housing	CHA completed demolition of the Chester Towers site in March 2008. No additional demolition of public housing units planned for 2010-2014.	By June 2010, the CHA will finalize HUD approval for the deprogramming of four units at the Ruth Bennett Homes for the operation of a child daycare center.
Provide replacement public housing	By August 15, 2007 all eligible former Chester Tower residents were relocated to either the new construction replacement housing, existing public housing units, other senior housing or received voucher rental assistance with private landlords.	The CHA does not anticipate the need for replacement public housing under the 2010-2014 Five Year Plan.
Provide replacement vouchers	Replacement vouchers were issued from 2005-2007 to assist in the relocation of residents from one building at the Ruth Bennett and the Chester Towers revitalized site.	The CHA does not anticipate the need for replacement vouchers for public housing relocation for the 2010-2014 Five Year Plan.

Section 5.2 FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: Increase the availability of decent, safe, and affordable housing
PHA GOAL 2: Improve the quality of assisted housing, continued

Objectives	Progress	Goal
Other- Institute quality control measures, 5% audit of files and units	Contract inspection firm, McCright Associates and CHA supervisors conducts a 5% quality control greater sample of units and tenant files are audited for proper documentation	Beginning in 2010 and continuing through 2014, the CHA will increase quality control measures to 10% of active files and assisted units.
Other- LIPH Program – increase quality control initiatives	New goal	Beginning in 2010 and continuing through 2014, the CHA will complete a 10% quality control audit of tenant files in the Low Income Housing Program to ensure proper documentation and accuracy.

Section 5.2 FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: Increase the availability of decent, safe, and affordable housing
PHA GOAL 3: Increase assisted housing choices

Objectives	Progress	Goal
Provide voucher mobility counseling	Since 2005, more than 300 families have exercised portability and have leased units in municipalities outside of the City of Chester.	Throughout the 2010-2014 Five Year Plan, the CHA will continue briefing tenants regarding housing and economic opportunities in lower poverty areas.
Conduct outreach efforts to potential voucher landlords	The CHA has had tremendous owner support and participation, resulting in a high success lease-up rate for incoming ports, relocation, and mover households	Throughout the 2010-2014 Five Year Plan, the CHA will continue to outreach to investors in lower poverty areas through active participation in the Delaware County Property Investors Group and Owner Workshops.

Section 5.2 FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: Increase the availability of decent, safe, and affordable housing

PHA GOAL 3: Increase assisted housing choices

Objectives	Progress	Goal
<p>Implement voucher homeownership program</p>	<p>Eleven (11) former HCVP program participants have become homeowners since 2005 and left the Housing Choice Voucher Program. In addition, one HCVP participant is assisted through the HCVP Homeownership Option.</p> <p>Three additional households have expressed interest in the homeownership opportunities, and are focusing on improving credit and stabilizing employment earnings prior to becoming a homeowner.</p>	<p>By the end of 2010, the CHA will provide mortgage subsidy to two first time homebuyer families in the HCVP Homeownership Program.</p> <p>By 2012, the CHA will strive to achieve six first time homeowner closings a year.</p>
<p>Implement public housing or other homeownership programs</p>	<p>The CHA completed 24 homeownership units in Phase II of the Chester Towers HOPE VI Revitalization. Fifty percent (50%) of the 50 homeownership units of the McCafferty Village HOPE VI Revitalization are complete, with 18 units at Wellington Heights and 8 units at 6th and Reaney. The remaining homeownership units should be completed by 2014.</p>	<p>By 2014, complete construction and sell remaining homeownership units at Wellington Heights. Beginning in 2010, continue to outreach and identify current public housing and Section 8 residents qualified to pursue homeownership opportunity.</p>

Section 5.2 FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: Increase the availability of decent, safe, and affordable housing
PHA GOAL 3: Increase assisted housing choices, continued

Objectives	Progress	Goal
Implement public housing site-based waiting lists	Site-based waiting list management is in place at the privately managed sites and the CHA administers a community-wide waiting list for the CHA-managed sites.	During the 2010-2014 Annual Plan, the CHA will continue to offer a Community-Wide waiting list for CHA managed sites.
Other- Develop and implement a Section 8 Project-Based Voucher Program	The CHA developed and implemented its PBV program in 2006 and beginning in July 2007-to the present with has 90 units under HAP contract with 95 additional units under Agreement to HAP Contract in 2010.	By December 2010, lease project-based assisted units at Edgemont and Madison Senior Apartments and Pentecostal Square. In January 2011, published notice for additional owners Continue efforts to recruit investors into the project-based assistance
Other-Chester Towers Revitalization	Received a HOPE VI Grant in 2004 for the revitalization of the Chester Towers site. The first 3 phases have been completed, and the next 2 phases are in progress.	By 2014, lease site create Guild Center (Art and Cultural Center.)
Other-Wellington Ridge Retail Site	In final negotiations with a supermarket retailer for the development of a retail center.	By 2014, the CHA will complete development of the retail center site.
Other-Assist Resident Council Board	In 2008, new Resident Councils for CHA Managed sites (Ruth L. Bennett, William Penn Homes, and Chatham Estates) were duly elected.	Throughout 2010-2014 provide Resident Council with ongoing technical assistance as necessary.

Section 5.2 FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: Improve community quality of life and economic vitality

PHA GOAL 4: Provide an improved living environment

Objectives	Progress	Goal
Implement measures to deconcentrate poverty by bringing higher income households into lower income developments	The CHA adopted a working preference in order to bring higher income households in to lower income developments.	During 2010-2014, the CHA will continue to implement measures to bring higher income households into lower income developments by providing a local preference to working families on the waiting list.
Implement public housing security improvements	The CHA is in the process of installing security cameras on all public housing sites through the use of ARRA Stimulus Funds.	Throughout the term of the 2010-2014 Five Year Plan, the CHA will seek additional funds to sustain and increase capacity for the CHA Police Department.

Section 5.2 FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: Improve community quality of life and economic vitality
PHA GOAL 4: Provide an improved living environment

Objectives	Progress	Goal
Designate developments or buildings for particular resident groups (i.e. elderly, persons with disabilities)	The CHA obtained or will obtain an elderly housing designation for the Chester Towers HOPE VI revitalized sites: <ul style="list-style-type: none"> • Matopos Senior Village • Edgemont Senior Apartments • Madison Senior Apartments 	By the end of 2010, take the necessary steps to receive HUD approval for the elderly designation at Edgemont Senior Apartments and Madison Senior Apartments.
Other- Chester Towers Revitalization	Matopos Senior Village July 2007 Chatham Terrace January 2008 The CHA is in the last 2 construction phases for the senior housing on the former Chester Towers site.	The CHA will complete the Chester Towers revitalization in the December 2010.
Other- Partner with a private developer to build a retail center on the Wellington Ridge Site	The CHA is engaged in final negotiations with a supermarket developer for the construction of a retail center at the former McCafferty Village site. The CHA is drafting a site lease, completing application for PA state and New Market Tax Credits and marketing the site to potential retail tenants.	By June 2014, the CHA will open the retail center and employment training center.
Other – Assist Resident Council Leaders in achieving goals	Received a Neighborhood Network Grant and have begun to provide open sessions for CHA residents at CHA Community centers with Education Works and Widener University for goal setting, computer training and long distance learning, as well as job preparedness.	Beginning in 2010 and continuing throughout the Five Year Plan, provide technical assistance through planned activities under the Neighborhood Networks Grant

Section 5.2 FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: Improve community quality of life and economic vitality
PHA GOAL 4: Provide an improved living environment

Objectives	Progress	Goal
<p>Other- Participate in City of Chester Quality of Life Initiatives</p>	<p>From 2005-2009, the CHA increased community outreach with resident leaders and built collaborative relationships with local officials to support the City of Chester's Quality of Life Initiatives. The Executive Director regularly attends Weed and Seed meetings, and held several press conferences addressing violence and crime prevention initiatives. The CHA continues to support a 24/7 Police Department with 24/7 dispatch and response for its three family sites and Matopos Senior Village, a24/7 maintenance on call service.</p>	<p>In 2010-2014 maintain and improve productive relationships with Chester Upland School district, Widener University, Crozer Keystone Health System, other employers, service organizations, faith-based organizations, and community groups by holding quarterly meetings with key stakeholders involved in quality of life initiatives for the City of Chester.</p>
<p>Other- Increase energy efficiency of units housing authority-wide</p>	<p>The CHA completed ESCO in 2009 and updated boiler system at the Ruth Bennett Homes. In addition the CHA completed lighting improvements and adapted units with water efficient toilets and showerheads in all its sites.</p>	<p>In 2010-2014, complete weather- proofing by force account for Ruth L Bennett and ES as necessary.</p>
<p>Other- Improve site safety.</p>	<p>New goal</p>	<p>In 2010-2014, using Force Account add speed bumps to roadways and corridors within CHA developments to increase resident safety.</p>
<p>Other-Increase access to Internet for PH residents</p>	<p>New goal</p>	<p>In 2010-2013, pending receipt of federal grants, will offer broadband services to CHA public housing units.</p>

Section 5.2 FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: *Improve community quality of life and economic vitality*

PHA GOAL 4: Provide an improved living environment

Objectives	Progress	Goal
Other- Enhance unit amenities	New goals	<p>Beginning in 2010 and continuing through 2014, use Capital Fund as available to provide central air conditioning units at William Penn and Chatham Estates.</p> <p>Use force account to manufacture and install steel screens.</p> <p>In 2010, explore feasibility of purchasing a new or used trash truck to replace existing trash truck in use at public housing sites.</p>

Section 5.2 FIVE-YEAR GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: Promote self-sufficiency and asset development of families and individuals
PHA GOAL 5: Promote self-sufficiency and asset development of assisted households

Objectives	Progress	Goal
<p>Increase the number and percentage of employed persons in assisted families</p>	<p>Through the Neighborhood Networks Grant provided job preparedness and computer training to 37 residents.</p>	<p>By 2014, implement Wellington Ridge Employment Training Program for the retail center.</p>
<p>Provide or attract supportive services to improve assistance recipient's employability</p>	<p>As part of the ARRA stimulus funds, the CHA will renovate a building for the operation of a Day Care Center. The CHA also provided a van for residents needing transportation to training classes and the Section 8 employment opportunities. By mid 2010, the CHA will be operating three Neighborhood Network Centers providing life skill and computer training.</p>	<p>Beginning in 2010 and continuing through 2014, the CHA will provide or coordinate 75 skill training slots and 25 job placements per year for housing program participants. Beginning 2010, begin recruitment for 50 members per year for 10 hours of service transactions per month in the Chester Community Time Exchange.</p>

Section 5.2 FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: Promote self-sufficiency and asset development of families and individuals
PHA GOAL 5: Promote self-sufficiency and asset development of assisted households

Objectives	Progress	Goal
<p>Continue to provide CSS Programs as part of the Chester Towers HOPE VI Revitalization</p>	<p>Established working relationship with the Center for Aging for Delaware County and Social Works Consultation Services through the Chester Towers 2004 HOPE VI Revitalization Grant</p>	<p>All Chester Towers residents enrolled and participated in CSS activities through the 2004 Chester Towers HOPE VI Grant, ongoing.</p>

Section 5.2 FIVE-YEAR GOALS AND OBJECTIVES

HUD STRATEGIC GOAL: Ensure Equal Opportunity in Housing for all Americans
PHA GOAL 6: Ensure equal opportunity and affirmatively further fair housing

Objectives	Progress	Goal
Section 3 Hires	<p>During the last Five Year Plan, the CHA improved its approach to Section 3 hiring by establishing a Section 3 Training Program and Fund for entry-level job, career, and business development opportunities. The CHA coordinated an intensive training in the construction trades for 14 individuals from the CHA's public housing and Section 8 programs and other City of Chester residents. At the end of the program 9 residents were placed in jobs working with contractors doing work at CHA sites. In addition, the CHA recruited and or certified 17 Section 3 resident jobs with CHA contractors and hired CHA residents to serve as an operations facilitator for the Neighborhood Network Center.</p>	<p>Beginning in 2010 and continuing through 2014, develop, launch, and support 3 resident-owned businesses a year.</p>

Section 5.2 FIVE-YEAR GOALS AND OBJECTIVES

PHA GOAL 7: Decrease reliance on federal funding

Objectives	Progress	Goal
<p>Explore asset management opportunities</p>	<p>In 2009, under a Section 3 property management and maintenance training initiative, the CHA provided contract services for 25 privately owned and CHA housing. The initiative resulted in approximately \$80,000 in receivables for work performed.</p>	<p>Beginning in 2010 and continuing through 2014, the CHA Section 3 Training and Enterprise Fund will pursue 50 units annually for property management and maintenance services.</p>
<p>Explore best use of 6th Street Maintenance Building</p>	<p>Approval for the demolition of the 6 West 6th Street maintenance building and subsequent rebuilding of a storage facility on the site was received January 2010.</p>	<p>By June 2014, the 6th Street facility will be demolished and repurposed for storage and staging of CHA vehicles and support revitalization efforts of the City of Chester central business district.</p>

Section 5.2 FIVE-YEAR GOALS AND OBJECTIVES

**HUD STRATEGIC GOAL: Ensure Equal Opportunity in Housing for all Americans
PHA GOAL 7: Decrease Reliance on Federal Funding, continued**

Objectives	Progress	Goal
<p>Other- Explore business development and non-federal grant opportunities</p>	<p>In late 2008, the CHA hired a full-time employer to develop business opportunities and seek non-federal funding streams. Since then the CHA has formed grant writing and fund-raising partnerships with Widener University. The CHA completed trials of selected business models and developed subsequent long-term business plan for initiative.</p>	<p>Beginning in 2010 and continuing through 2014, the CHA will identify grant opportunities to fund economic uplift and quality of life initiatives.</p>

Section 6.0 PHA PLAN UPDATE (24 CFR 903.7)- CHA is only required to report changes in this section. See bold type for changes.

Required Element	Program	Area	Description
6.1. Eligibility, Selection and Admissions Policies, Deconcentration, and Waiting List Procedures	Housing Choice Voucher Program	Eligibility	No change
		Waiting List Selection	No change
		Admission Policies/Preferences	No change
		Maintaining the Waiting List	No change
		Deconcentration	No change
		Eligibility	No change
		Waiting List Selection	No change
		Admission Policies/Preferences	No change
		Maintaining the Waiting List	No change
		Deconcentration	No change
	Public Housing		

Section 6.0 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Anticipated Resources	Amount
6.2. Financial Resources	Housing Choice Voucher Program	Housing Assistance Payments	\$12,984,820
		Administrative Fees	\$1,046,220
		Other Income	\$8685
		PHA Operating Subsidy	\$2,372,762
		Capital Fund	\$1,184,734
Public Housing	Public Housing	Tenant Rents	\$1,256,022
		Non-Federal Sources	\$100,240

Section 6.0 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Description
<p>6.3. Rent Determination</p>	<p>Housing Choice Voucher Program</p>	<p>CHA adopted new payment standards effective December 2009. The payment standards are equal to the HUD-published FMR for the Philadelphia MSA. See attached payment standard chart.</p>
	<p>Public Housing</p>	<p>CHA adopted new flat rents effective Jul y 2009 for the CHA's three family sites. The last time the flat rents were increased was June 1, 2006. Approximately 9% (52 out of 528) of all CHA households are paying flat rent. The adopted flat rents are less than the HUD-published FMR for the Philadelphia MS. See attached flat rent schedule .</p>

Section 6.3 PHA PLAN UPDATE RENT DETERMINATION

Chester Housing Authority
HOUSING CHOICE VOUCHER PROGRAM

PAYMENT STANDARDS

Effective 12/1/2009

Efficiency	803
1 Bedroom	915
2 Bedroom	1095
3 Bedroom	1339
4 Bedroom	1615
5 Bedroom	1857
6 Bedroom	2099

2009 Flat Rent Rates

Effective July 1, 2009

Chatham Estates -	1 BR - \$730.00
	2 BR - \$870.00
	3 BR - \$1,043.00
	4 BR - \$1,241.00
	5 BR - \$1,425.00

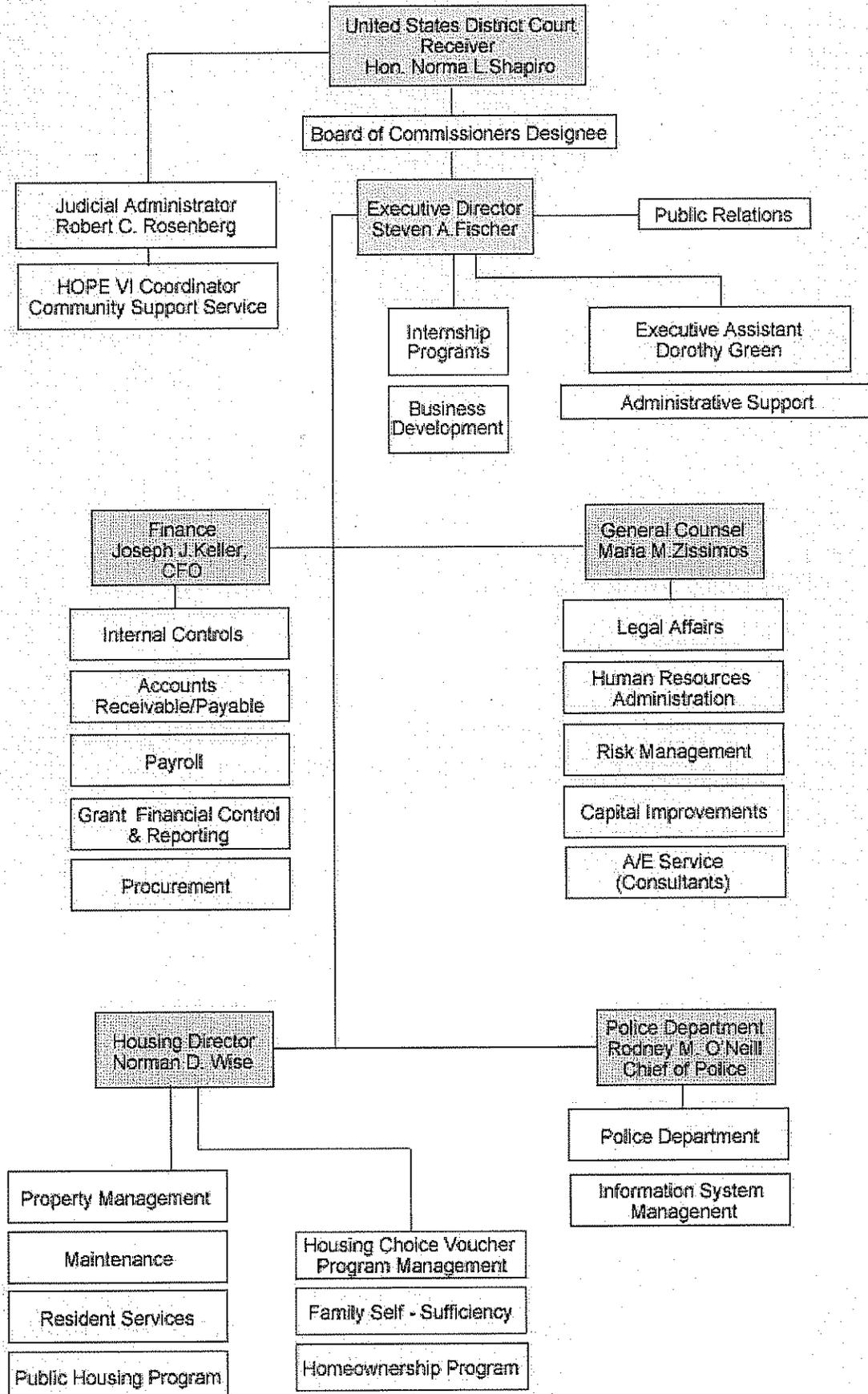
William Penn Homes -	1 BR - \$715.00
	2 BR - \$854.00
	3 BR - \$1,022.00
	4 BR - \$1,215.00
	5 BR - \$1,398.00

Ruth L. Bennett Homes -	1 BR - \$673.00
	2 BR - \$804.00
	3 BR - \$962.00
	4 BR - \$1,144.00

Section 6.0 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
6.4. Operation and Management	Overall	PHA Management	See attached organizational chart. There have been no significant modifications in the CHA's overall operations since the submission of the last PHA Plan.
	Housing Choice Voucher Program	Program Management	There have been no significant modifications in the management of the Housing Choice Voucher Program since the submission of the last PHA Plan.
	Public Housing	Maintenance Management	There have been no significant modifications in the management maintenance operations since the submission of the last PHA Plan.
		Prevention and Eradication of Pest infestation, cockroaches	The CHA's approach to the prevention and eradication of pest infestations remains unchanged. The CHA contracts with a pest control service on a monthly basis to prevent and eradicate infestation.
		Program Management	There have been no significant modifications in the management of public housing programs.

Organizational Chart of CHESTER HOUSING AUTHORITY



Section 6.0 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
6.5. Grievance Procedure	Housing Choice Voucher Program	Informal Reviews	There have been no changes in the administrative policies and procedures as they relate to informal reviews since the submission of the last PHA Plan
		Informal Hearings	There have been no changes in the administrative policies and procedures as they relate to informal hearings since the submission of the last PHA Plan.
		Informal Reviews	There have been no changes in the grievance policies and procedures as they relate to informal reviews since the submission of the last PHA Plan.
	Public Housing	Informal Hearings	There have been no changes in the grievance policies and procedures as they relate to informal hearings since the submission of the last PHA Plan.

Section 6.0 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Development Name/Number	Designation Type	Application Status	Date Approved, Submitted, or Planned for Submission	Number of Units
6.6. Designated Housing Plan for Elderly and Disabled Families	Public Housing	Wellington Senior Apartments	Elderly, only	Approved	5/1/2006	24
		Chatham Estates Senior Village	Elderly, only	Approved	5/1/2006	40
		Matopos Senior Village	Elderly, only	Submitted	5/1/2007	82
		Edgemont Senior Apartments	Elderly, only	Planned	1/1/2011	87
		Madison Senior Apartments	Elderly, only	Planned	1/1/2011	38

Section 6.0 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
6.7. Community Service and Self-Sufficiency	Housing Choice Voucher Program	Programs offering Services and Amenities to assisted families	Referrals made to assisted families for Homebuyer Education, Credit Counseling, Career Link, PIT, and Delaware Community College, Domestic Abuse Project, Community Action, Food Cupboards, Legal Services of Southeastern PA.
		Economic and Self-Sufficiency Programs	HCVP participants may enroll in the HCVP Family Self-Sufficiency Program, the Chester Community Improvement Project (CCIP) Homebuyer Education Course, and the Family Savings Account (FSA) administered through the Community Action Agency of Delaware County.
		Section 3	The HCVP has 1 part time Section 3 hire at this time providing administrative support. HCVP participants are eligible to participate in the CHA's Section 3 Training and Entrepreneurship initiative designed to develop skills for those persons interested in working in construction and property management.
		Public Housing	HOPE VI relocates receive supportive services and public health and community educational services through COSA and the Widener School of Social Work. See attached chart for programs and services provided.
		Programs offering Services and Amenities to assisted families	There is no FSS program in public housing at this time.
		Economic and Self-Sufficiency Programs	The Public Housing Low Rent Program has no Section 3 hires at this time, however, participants are eligible to participate in the Section 3 Training and Entrepreneurship initiative designed to develop skills for those persons interested in working in construction and property management.
		Community Service	There has been no change to the ACOP in terms of the community service requirement for non-working, non-disabled public housing residents.
		Treatment of Changes in Welfare Income	In accordance with the ACOP, if welfare sanctions a participant for failure to comply with TANF requirements, the CHA does not change the family's share of the rent due to the loss of income.

Section 6.0 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
6.8.Safety and Crime Prevention	Public Housing, Only	Statement of Need	<p>The City of Chester has been a haven of drug and violent activity for many years. The presence of CHA police tends to provide a sense of security for the residents as well as deter many crimes. Last year there were approximately 25580 calls for service from CHA residents. Although it is difficult to gauge how many crimes are averted due to the presence of CHA police, the depth of the problem is illustrated in the 19364 individuals that were cleared from the site in FY 2009.</p> <p>Crime Prevention Activities</p> <p>The CHA operates a full-time police department and dispatch center for the safety and security of CHA residents and staff. All officers are sworn police officers with full arrest powers, who are trained and certified according to State law in Pennsylvania. The dispatch center is staffed 24/7, and is responsible for the security at the Matopos Senior Villager as well as dispatching calls for service to all CHA property.</p> <p>CHA police officers, maintain a constant assault on drugs and gang activity at the public housing developments. Offices work to keep corners clear of loiterers, to ensure a safer environment for all residents to enjoy. We have found that clear corners equals less problems of drug and violent activity at our sites.</p> <p>CHA police work in close tandem with city of Chester Police in all areas of the city, not just our sites, as the city police work with us on keeping our sites safe. Many instances of mutual cooperation occur throughout any given year, including drug raids, weapons confiscation, access to police incident reports, warrant service, etc.</p> <p>Coordination between the PHA and City police to carry out crime prevention measures and activities</p>

6.9 Pet Policy	Public Housing, Only	Ownership of pets in public housing	There have been no changes in ACOP for Pets in Public Housing since the submission of the last PHA Plan.
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Section 6.0 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
10. Civil Rights Certification	HCVP and Public Housing Programs	Examination of impediments to fair housing	<p>The Chester Housing Authority's Fair Housing Policy is detailed in Section 1-2 of the Admissions and Continued Occupancy Policy. There are no changes to the CHA's fair housing strategy since the submission of the last PHA Plan.</p>
		Actions to address fair housing impediments	<p>CHA has reviewed its facilities and practices to ensure compliance with all 504 requirements related to persons with disabilities. To the best of the CHA's knowledge, there have been no fair housing complaints from HCVP participants related to discrimination based on race, creed, family status, or national origin and HCVP participants have enjoyed a 98% lease-up success-rate. The HCVP video addresses Fair Housing rights and CHA staff will assist families in filing discrimination complaint forms to HUD if they occur.</p>
		Works with local jurisdiction to affirmatively further fair housing	<p>In 2003, the CHA executed an interagency agreement with Delaware County HA to reduce administrative barriers to HCVP assisted families in leasing in communities outside of the city of Chester. As a result of the interagency agreement, more than 250 CHA participants have found affordable housing opportunities in Greater Delaware County. As part of the Wellington Ridge HOPE VI revitalization, the CHA collaborated with the City of Chester to provide 50 affordable home ownership opportunities.</p>
		Consistency with Consolidated Plan	<p>There are no changes to the Annual Plan that would be inconsistent with the City of Chester's Consolidated Plan.</p>
			<p>The City of Chester's Consolidated Plan identifies the CHA as the city's largest provider of assisted housing and that the CHA plays an important role in maintaining and managing housing for low income households in the city of Chester. The Consolidated Plan also states that the City of Chester will continue to support and work with the Chester Housing Authority in its efforts to complete the physical configuration, reconstruction, and income mixing of all of the public housing as well as the revitalization and reconstruction of adjacent neighborhoods.</p>

Section 6.0 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Statement
6.11 Fiscal Year Audit	Housing Choice Voucher Program and Public Housing Program	The CHA's FY 2009 audit was pending at the time of this submission.

Section 6.0 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
12. Asset Management	Public Housing Programs	Long Term Operating	<p>The CHA continues to employ a combination of private management, co-management, and resident involvement to ensure the long-term marketability and viability of its public housing stock.</p> <p>The amp-based accounting system was fully implemented in 2008 and the CHA completed a comprehensive physical needs assessment in 2009. Resident leaders submitted requests for capital improvements and modernization at each of the CHA-managed sites.</p>
		Capital Investment	<p><u>Chatham Estates</u>-Central air conditioning systems</p> <p><u>Ruth Bennett</u>-Installation of Speed strips along Carla's Lane, W Carla's Lane and 11th Street, concrete or asphalt walkways in rear alleyways (site wide) and central trash collection corrals</p> <p><u>William Penn</u>-Installation of speed bumps on Whittington Place and Frank Young Avenue and Aarons Way, Change forced hot air heating to a heating/cooling system (central air), renovate Wm Penn Community Center basement</p>
		Rehabilitation	<p><u>William Penn</u>- Replace building exterior lights around the site and at the rear of the units</p>
		Modernization	<p><u>William Penn</u>-Upgrade the Community Center kitchen</p>
		Demolition/Disposition	<p>Completion of Chester Towers Revitalization Plan- Edgemont Senior and Madison Senior Apt site—2010.</p>
		Other Needs	<p><u>6th Street Maintenance Facility</u> Demolition and prefabricated storage unit</p> <p>Purchase new or used trash truck for garbage collection at public housing sites.</p>

Section 6.0 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
13. Violence Against Women Act	HCVP and Public Housing Programs	Activities, services, or programs, provided by an agency either directly or in partnership with other service providers to child or adult victims of domestic violence, dating violence, sexual assault, or stalking	<p>The Delaware County Domestic Abuse Project with offices located in Community Hospital and in Media is the CHA's referral agency for providing victims' services in our jurisdiction.</p> <p>The family is also referred to Legal Services.</p> <p>CHA HCVP Occupancy staff expedites move requests for victims seeking alternate locations and/or jurisdictions through its network of participating landlords. The CHA also provides letters of referrals to Community Action for security deposit assistance and replacement household furnishings, if needed.</p> <p>Depending on the recommendation of law enforcement, service providers, and the availability of units and funding, current public housing residents may be relocated to alternate public housing sites or if no appropriately sized public housing unit is available, provided continued rental assistance in the Housing Choice Voucher Program.</p>

Section 6.0 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
<p>13. Violence Against Women Act, continued</p>	<p>HCVP and Public Housing Program</p>	<p>Activities, services, or programs, provided or offered by a PHA to prevent domestic violence, dating violence, sexual assault, and stalking or to enhance victim safety in assisted families</p>	<p>Upon receipt of a police incident report or other corroborating evidence, the CHA assists the family in obtaining an early termination of the lease in order to expedite relocation to another unit.</p> <p>CHA Police work with public housing site managers to ensure victim safety until persons incidents and persons are relocated</p> <p>To ensure the safety of assisted households at the public housing sites, the CHA has adopted a Trespass Policy and issuance of resident ID cards.</p>

Section 6.0 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Description
6(b)	HCVP and Public Housing Program	See attached public notice from the Delaware County Times indicating the place for review of the Annual Plan, comment period, and public hearing date.

Proof of Publication of Notice in Delaware County Daily Times

Under Newspaper Advertising Act. No. 587, Approved May 16, 1929

State of Pennsylvania, }
County of Delaware, } ss.

Joann M. Donnelly

designated agent of CENTRAL STATES PUBLISHING, INC., being duly sworn, deposes and says that the DELAWARE COUNTY DAILY TIMES, a daily newspaper of general circulation as defined in the above-mentioned Act, published at Primos, Delaware County, Pennsylvania, was established September 7, 1876, and issued and published continuously thereafter for a period of 100 years and for a period of more than six months immediately prior hereto, (under the name Chester Times prior to November 2, 1959) in the City of Chester, County of Delaware and further says that the printed notice or publication attached hereto is an exact copy of a notice or publication printed and published in the regular edition and issues of the DELAWARE COUNTY DAILY TIMES on the following dates, viz:

January 15, 2010

A.D. 20.....

and that said advertising was inserted in all respects as ordered.

Affiant further deposes that he is the proper person duly authorized by CENTRAL STATES PUBLISHING, INC. publisher of said DELAWARE COUNTY DAILY TIMES, a newspaper of general circulation, to verify the foregoing statement under oath and that affiant is not interested in the subject matter of the aforesaid notice or advertisement, and that all allegations in the foregoing statements as to time, place and character of publication are true.

The Chester Housing Authority (CHA) is drafting its Five Year Plan for 2010-2014 in compliance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA). Pursuant to QHWRA, the draft Plan will be available for public review and comment beginning February 2, 2010. The plan will be available for review during business hours (8:30am to 4:30pm) at the CHA's current Administrative Offices, 35 East 5th Street, Chester, PA 19013. After March 1, 2010 and through March 26, 2010, the Plan will be available for review during business hours at the CHA's new Administrative Offices, 1117 Avenue of the States, Chester, PA 19013. A public hearing will be held on April 7, 2010 at 3:00pm at the William Penn Community Center, 514 Union Street in Chester. All are invited to comment on the draft and attend the public hearing.

Joann M. Donnelly

Sworn to and subscribed before me this

January

2010

15th

day of

20.....

Kathleen Ragni

Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Kathleen Ragni, Notary Public
Upper Darby Twp., Delaware County
My Commission Expires March 2, 2011

Member, Pennsylvania Association of Notaries

Chester Housing Authority
PHA Five Year Plan
2010-2014

Schedule of Events

Attention: Resident Leaders

CHA is working on its Five Year Plan. Below are important events and dates:

Event	Date/time	Location
Meeting with Resident Advisory Board	January 19, 2010, at 6:00pm	CHA Administrative Offices 35 East 5 th Street 1 st Floor Conference Room
Meeting with Resident Advisory Board	February 2, 2010 at 6:00pm	CHA Administrative Offices 35 East 5 th Street, 1 st Floor Conference Room
Meeting with Resident Advisory Board	March 16, 2010, at 6:00pm	CHA Administrative Offices 1111 Avenue of the States 2 nd Floor Conference Room
Comment period	February 2 to March 26, 2009	Send written comments to applicable address posted below.
Annual Plan public hearing	April 7, 2010 3:00 p.m.	William Penn Community Center

Until February 28, 2010, comments may be submitted to:

Chester Housing Authority
35 East 5th Street Chester PA 19013
Attn: Annual Plan Submissions

After March 1, 2010—submit comments to:

Chester Housing Authority
1111 Avenue of the States
Chester, PA 19013
Attn: Annual Plan Submissions

Mary Militello

From: Robin Freeman
Sent: Monday, March 29, 2010 11:05 AM
To: Mary Militello
Subject: FW: RLB input for meeting tonight

Mary, this is what the Ruth L. Bennett sent, I added a few things. Let me know if you need additional info
Robin

From: Robin Freeman
Sent: Tuesday, February 02, 2010 2:33 PM
To: Mary Militello
Subject: RLB input for meeting tonight

Mary, I will not be able to attend the meeting tonight, I will try to come to the next one. Here are some things from the Ruth L. Bennett Tenant Association

1. Lighting in the entire development
2. Doing something with the rear alleys (possibly cementing)
3. Better Trash System (placement of trash for pickup)
4. Fixing the Heating System in the 1000 to 1012 blk of Carla's Lane
- 5 Street Signs
- 6.Speed Bump through out the development

Resident Advisory
Meeting
5 yr &
Annual Plan
1/19/10

<u>Name</u>	<u>Site</u>	<u>#</u>
Donna Johnson	Ruth L. Bennett	610 800 6452
Mia Jensen	Wm Penn	610 650 8681
Juan Smith	C.E.	484-816-0691
Carol White	Ruth L. Bennett	(610) 872-2977
Louise Wright	Ruth Bennett	484 483 7619
Ryan Little	Neighborhood Networks	610-876-5561
Sharon Kaiser	Section 8	610-800-3532
Chonae Carrington	Section 8	610 490-5458
Mary M. Kaldett	CHA	

Resident Advisory Meeting
Annual Plan

2010-2014

March 16, 2010

1. Miss Johnson
2. Deborah Cole
3. Danna Johnson
4. Carol White
5. Louise Wright
6. Pamela Faye
- 7.
- 8.
- 9.
- 10.

Resident Advisory Board
Meeting

February 2, 2010

Sam Floyd

Juni Johnson Wm Penn

Donna Johnson RLB

~~Wayne Johnson CHA~~

~~Shawn Fischer CHA~~

Deborah Wise CHA

Rich Boldt CHA

Gloria C. Calu Wm Penn

Mary Michalichio CHA

Section 7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition or Disposition, Conversion of Public Housing, Homeownership, Project-based Vouchers

Program/Initiative	Project Number	Unit Count	Description	Timeline
7(a) HOPE VI or Mix Finance Modernization or Development		87	<p>Phase IVA Chester Towers Revitalization-Edgemont Senior Apts.</p> <p>Lot 1 of the former Chester Towers site will consist of an 87-unit four-story mid-rise elevator building designated for the elderly. Of the 87 Low Income Housing Tax Credit rental units, 30 will be designated for public housing residents and will receive ACC subsidy. The remaining 57 units will be designated solely as tax credit units and will receive project-based Section 8 voucher rental assistance. Edgemont Senior Apartments will also include a 2,000 square foot community room on the second floor to serve the recreational and social needs of the future residents. Edgemont Associates 2007, LP will own Edgemont Senior Apartments.</p> <p>Phase IVB-Chester Towers Revitalization-</p> <p>Lot 3 of the former Chester Towers site will consist of CHA Administrative offices and approximately 3000 square feet of leasable retail space on the ground floor.</p> <p>Phase V Chester Towers Revitalization Madison Senior Apts.</p> <p>Lot 2 of the former Chester Towers site will consist of a 38-unit midrise building to be designated for the elderly. Madison Senior Apartments is planned to have a total of 16 public housing ACC/LHTC rental units and 22 LHTC/Section 8 Project-based Voucher rental units. The development will be funded by a combination of LIHTC, RHF, and state and local grants. Madison Senior Apartments will be owned by an entity created by the developer.</p> <p>Phase VI Chester Towers Revitalization- Chester Community Arts and Cultural Center</p> <p>Lot 4 will consist of a 12,500 sq ft ground level building complex developed with funds other than HOPE VI, including corporate and foundation grants Facility will be owned by CHA and managed by a not yet named, not-for-profit agency.</p>	<p>December 2010</p> <p>Admin Offices- Completed 1/2010 Retail Space- Lease Executed 2/2010</p> <p>1st Qtr 2011</p> <p>2012-2014</p>
		38		

**Section 7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition or Disposition,
Conversion of Public Housing, Homeownership, Project-based Vouchers**

Program/Initiative	Project Number	Number of Units	Unit Size	Accessibility Features	Description	Timeline
7(b) Demolition or Disposition					6 th Street Maintenance Facility	June 2011

Section 7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition or Disposition,

Conversion of Public Housing, Homeownership, Project-based Vouchers

Program/Initiative	Project Number	Number of Units	Unit Size	Analysis of Required Projects/Buildings to be Converted	Amount of Rental Assistance
7(c) Conversion of Public Housing				NO PLANNED CONVERSIONS	N/A

**Section 7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition or Disposition,
Conversion of Public Housing, Homeownership, Project-based Vouchers**

Program/Initiative	Project Number	Number of Units	Unit Size	Description
7(d) Homeownership		50	3	<p>Wellington Heights and 6th and Reaney</p> <p>The 50 off site units are to be constructed in two different sites-42 units will be located in the Highland Garden neighborhood across Highland Avenue from the Wellington Ridge Development and 8 units will be located in the West End neighborhood at 6th and Reaney Streets on a vacant parcel owned by the Chester Redevelopment Authority (CRA). HUD approved the Homeownership Proposal and Amended Revitalization Plan on September 3, 2008.</p> <p>To construct the Wellington Heights development, 116 properties were acquired by the CRA through a combination of negotiated sales and condemnations. CRA gained clear title and possession of all of the targeted properties, demolition has been substantially completed, and title to the various parcels has been conveyed to the Developer. Site work throughout and construction of a model has begun. Homes will be constructed as the units are placed under contract.</p> <p>Funding sources include a Homeownership Construction initiative grant from the Pennsylvania Housing Finance Agency, Affordable Housing Program funds from the Federal Home Loan Bank of Pittsburgh, Delaware County Affordable Housing Fund and HOME dollars, Pennsylvania Department of Community and Economic Development Brownfields for Housing funding, and down payment and closing cost assistance from the City of Chester in addition to Replacement Housing Factor funding use to acquire and demolish the entire development, and for construction on Phase II.</p>

Section 7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition or Disposition, Conversion of Public Housing, Homeownership, Project-based Vouchers

Program/Initiative	Projected Number Of Units	General Locations	Description
7(e) Project-based Vouchers	60* *Pending owner interest, availability of qualified properties, and continued funding available.	Lower poverty neighborhoods and in areas that will support other revitalization initiatives	<p>The primary focus of the CHA's PBA program is to obtain and preserve quality, affordable housing opportunities for the type and size housing units not readily available in the existing City of Chester housing stock such as handicap accessible units and 1, 2, 4, 5, and 6 BR units.</p> <p>In addition, project-based rental assistance also supported the development of the HOPE VI Chester Towers replacement units. At Matopos Senior Village 58 households and at Chatham Terrace 19 households receive rental assistance under the project-based voucher program.</p> <p>Upon completion of the Phase IV A and Phase V of the Chester Towers HOPE VI revitalization, there will be 79 additional households receiving rental assistance under the project-based voucher program.</p> <p>In August 2008 and again in December 2008, the CHA solicited owner proposals for the PBV program and based on the limited response, will continue to receive and evaluate proposals until the need is met, provided funding is available to support the contracting of additional units up to the agency's ACC of 1566 units.</p> <p>The initial announcements produced 20 units of project-based assisted housing.</p> <p>In addition, the CHA has executed an Agreement to HAP for an additional 8 1 BR elderly, accessible units to be constructed and leased in 2010.</p> <p>In accordance with HUD regulations, the total number of units to be project-based cannot exceed 20% of the total HCVP ACC of 1566. The CHA is well under the threshold for the maximum number of units for the project-based assisted units.</p>

Section 8.0 Capital Improvements

HUD Form	Description	Grant Number	Year	Report Date
HUD 50075.1	Annual Statement/Performance and Evaluation Report- Capital Fund Program and Capital Fund Replacement Housing Factor	PA26-P00750106	FFY 2006	12/31/2009
HUD 52837	Annual Statement/Performance and Evaluation Report- Capital Fund Program and Capital Fund Replacement Housing Factor	PA26-P00750107	FFY 2007	12/31/2009
HUD 52837	Annual Statement/Performance and Evaluation Report- Capital Fund Program and Capital Fund Replacement Housing Factor	PA26-P00750108	FFY 2007	12/31/2009
HUD 50075.1	Annual Statement/Performance and Evaluation Report- Capital Fund Program and Capital Fund Replacement Housing Factor	PA26-P0075109	FFY2009	12/31/2009
HUD 52837	Annual Statement/Performance and Evaluation Report- Capital Fund Program and Capital Fund Replacement Housing Factor	PA26-R00750206	FFY 2005	12/31/2009
HUD 52837	Annual Statement/Performance and Evaluation Report- Capital Fund Program and Capital Fund Replacement Housing Factor	PA26-R00750208	FFY 2007	12/31/2009
HUD 52837	Annual Statement/Performance and Evaluation Report- Capital Fund Program and Capital Fund Replacement Housing Factor	PA26-R00750207	FFY 2007	12/31/2009
HUD 50075.1	Annual Statement/Performance and Evaluation Report- Capital Fund Program and Capital Fund Replacement Housing Factor	PA26-R00750109	FFY2009	12/31/2009
HUD 50075.1	Annual Statement/Performance and Evaluation Report- Capital Fund Program and Capital Fund Replacement Housing Factor	PA26-R00750209	FFY2009	12/31/2009

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

US Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0225
Expires 4/30/2011

Part 1: Summary

PHA Name: CHESTER HOUSING AUTHORITY	Comprehensive Grant Number: PA 26 -P00750106	FY of Grant Approval: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters \ Emergencies <input type="checkbox"/> Revised Annual Statement \ Revision Number <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending -	Report Date 12/31/09	

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	\$262,879.20	\$262,879.20	\$262,879.20
3	1408 Management Improvements	\$240,335.60	\$262,879.20	\$262,879.20	\$262,879.20
4	1410 Administration	\$127,667.80	\$134,439.60	\$134,439.60	\$134,439.60
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	\$229,579.05	\$229,579.05	\$78,514.90
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$220,000.00	\$258,400.48	\$258,400.48	\$128,428.37
10	1460 Dwelling Structures	\$438,674.60	\$50,000.00	\$50,000.00	\$23,562.69
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	\$66,218.47	\$66,218.47	\$66,218.47
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization of Debt Service paid by PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization of Debt - Direct Payment	\$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	\$ 1,314,396.00	\$ 956,922.43
21	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Security - Soft Costs	\$240,335.00	\$240,335.00	\$240,335.00	\$240,335.00
24	Amount of line 19 Related to Security - Hard Costs	\$-	\$-	\$-	\$-
25	Amount of line 19 Related to Energy Conservation Measures	\$-	\$-	\$-	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

Stamm

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

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended	
1406 Operations								
HA Wide	Operations	1406	989	\$0.00	\$262,879.20	\$262,879.20	\$262,879.20	Ongoing
	Sub Total =	1406		\$0.00	\$262,879.20	\$262,879.20	\$262,879.20	
1408 Management Improvements								
HA Wide	Security	1408	989	\$240,335.60	\$262,879.20	\$262,879.20	262,879.20	Ongoing Police Salaries & Fringe Benefits
	Sub Total =	1408		\$240,335.60	\$262,879.20	262,879.20	262,879.20	
1410 Administration								
HA Wide	Modernization Staff (Salary & Fringe)	1410	989	\$124,667.80	\$131,439.60	\$131,439.60	134,439.60	Ongoing
	Bid Advertisements	1410	989	\$3,000.00	\$3,000.00	3,000.00		
	Sub Total =	1410		\$127,667.80	\$134,439.60	134,439.60	134,439.60	
1430 Architectural & Engineering Fees								
HA Wide	Consultant Fees	1430	989	\$175,000.00	\$229,579.05	\$229,579.05	78,514.90	Ongoing
	Sub Total =	1430		\$175,000.00	\$229,579.05	\$229,579.05	\$78,514.90	
1450 Site Improvements								
William Penn PA 7-10	Exterior Site Lighting/Surveillance	1450	10	\$25,000.00	\$92,504.48	\$92,504.48	\$31,625.25	Scheduled Feb 2010
	Sub Total =	1450		\$25,000.00	\$92,504.48	\$92,504.48	\$31,625.25	
1450 Site Improvements								
Ruth Bennett PA 7-11	Upgrade Heating	1450	261	\$35,000.00	\$28,372.50	28,372.50	\$28,372.50	Undertaken by ESCO
	Microsurfacing & Radiator replacem	1450	15	\$10,000.00	\$0.00	0.00	\$0.00	Work transferred to ARRA
	Exterior Site Lighting/Surveillance	1450	60	\$150,000.00	\$137,523.50	\$137,523.50	\$68,430.62	Scheduled Feb 2010
	Sub Total =	1450		\$195,000.00	\$165,896.00	\$165,896.00	\$96,803.12	

1460 Dwelling Structures										
Ruth Bennett PA 7-11	Exterior Painting	1460	50	\$50,000.00	\$50,000.00	50,000.00	\$23,562.69			Ongoing
	New Screen Doors	1460	435	\$157,000.00			\$0.00			Work completed under budget
	Exterior Masonry Restoration	1460	269	\$55,000.00	\$0.00	0.00	\$0.00			Postponed to 2009
Sub Total =		1460		\$262,000.00	\$50,000.00	\$50,000.00	\$23,562.69			
1460 Dwelling Structures										
William Penn PA 7-10	Cabinet/Vanity Replacement	1460	50	\$56,674.60	\$0.00	0.00	\$0.00			Funged to 2014 CFP grant Savings realized due to CHFA performing work.
	New Screen Doors	1460	190	\$70,000.00						work item removed
	Interior Painting	1460	50	\$50,000.00	\$0.00					
Sub Total =		1460		\$176,674.60	\$0.00	\$0.00	\$0.00			
1470 Non-Dwelling Structures										
William Penn PA 7-10	Waterproofing Community Ctr	1470	1 bldg	\$50,000.00	\$50,000.00	50,000.00	\$0.00			Scheduled Sep 2007
	Sub Total =		1470		\$50,000.00	\$50,000.00	\$50,000.00	\$0.00		
1475 Non-Dwelling Equipment										
William Penn PA 7-10	Automobile Equipment	1475	1 truck	\$25,000.00	\$66,218.47	\$66,218.47	\$66,218.47			Purchased Nov 2006
	Sub Total =		1470		\$25,000.00	\$66,218.47	\$66,218.47	\$66,218.47		

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 -P00750107		FFY of Grant Approval: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement \ Revision Number <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending -		Report Date 12/31/09	
Line No.	Summary by Development Account	Total Estimated Cost	Revision 1	Total Actual Cost	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	\$303,502.00	\$0.00	\$303,502.00	\$303,502.00
3	1408 Management Improvements	\$303,502.00	\$0.00	\$303,502.00	303,502.00
4	1410 Administration	\$151,751.00	\$0.00	\$151,751.00	\$151,751.00
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	\$150,000.00	\$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	503,759.00	0.00	503,759.00	0.00
13	1475 Nondwelling Equipment	105,000.00	105,000.00	105,000.00	105,000.00
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	\$ 105,000.00	\$ 1,517,514.00	\$ 863,755.00
	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 <i>Summ</i>		Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		FY Funds Expended	Program Activity	FDS LINE	Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended				
1406 Operations											
HA Wide ALL AMPS TOWERS PENN ALL AMPS	Operations	1406	989	\$303,502.00		303,502.00	303,502.00				
	resident handbooks					5,725.00	2008	all AMPS	70600	92400	
	electrical repairs					8,095.11	2008	AMP 06	70600	94300.07	
	operational					149,022.49	2008	AMP 10	70600	94300.07	
						134,916.00	2009	all AMPS	70600	91300	
	Sub Total =	1406		\$303,502.00	\$0.00	\$303,502.00	303,502.00				
1408 Management Improvements											
WMM PENN	Security	1408	160	\$90,093.00		\$90,093.00	91,050.60				
	wages					58,604.83	2008	AMP 10	70600	95700	
	benefits					10,366.72	2008	AMP 10	70600	95500	
	wages					20,487.48	2009	AMP 10			
						1,591.57	2009				
	Sub Total =	1408		\$90,093.00	\$0.00	\$90,093.00	91,050.60				
1408 Management Improvements											
MATOPOS	Security	1408	261	\$151,470.00		\$151,470.00	151,751.00				
	wages					97,674.71	2008	AMP 11	70600	95100	
	benefits					17,277.87	2008	AMP 11	70600	95500	
	wages					34,145.81	2009				
						2,652.62	2009				
	Sub Total =	1408		\$151,470.00	\$0.00	\$151,470.00	151,751.00				
1408 Management Improvements											
CHATHAM	Security	1408	110	\$61,939.00		\$61,939.00	60,700.40				
	wages					39,069.88	2008	AMP 13	70600	95100	
	benefits					6,911.15	2008	AMP 13	70600	95500	
	wages					13,658.32	2009				
						1,061.05	2009				
	Sub Total =	1408		\$61,939.00	\$0.00	\$61,939.00	60,700.40				
1410 Administration											
MOD & ADMIN	COCC Mgmt Fee	1410	989	\$151,751.00		\$151,751.00	151,751.00				
						37,937.74	2008	all AMPS	70600	10020	
						113,813.26	2009	all AMPS			
	Sub Total =	1410		\$151,751.00	\$0.00	\$151,751.00	151,751.00				

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		FY Funds Expended	Program Activity	FDS LINE	Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended				
1430 Architectural & Engineering Fees											
HA Wide	Consultant Fees	1430	989	\$150,000.00	\$0.00	150,000.00	\$150,000.00	\$0.00			
	Sub Total =	1430		\$150,000.00	\$0.00	\$150,000.00	\$150,000.00	\$0.00			
1450 Site Improvements											
	Exterior Site Lighting	1450	10			0.00					
	Sub Total =	1450		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
1460 Dwelling Structures											
		1460				\$0.00					
	Sub Total =	1460		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
1470 Non-Dwelling Structures											
COCC		1470	1 bldg	\$503,759.00		503,759.00	\$0.00				
	Sub Total =	1470		\$503,759.00	\$0.00	\$503,759.00	\$0.00	\$0.00			
1475 Non-Dwelling Equipment											
	Police Dept vehicle	1475		\$30,000.00	16,307.00	16,307.00	16,307.00	2009	all AMPs		split w/ CFP 2008
	Resident Photo ID machine	1475		\$15,000.00	13,609.46	13,609.46	13,609.46	2009	all AMPs		
	Housing Software server	1475		\$60,000.00	75,083.54	75,083.54	75,083.54	2008	all AMPs	706-10 164	
	Sub Total =	1475		\$105,000.00	105,000.00	105,000.00	\$105,000.00				

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 Towers	6/30/2008			6/30/2010			
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:		Comprehensive Grant Number:		FFY of Grant Approval:	
CHESTER HOUSING AUTHORITY		PA 26 -P00750108		2007	
Report Date		12/31/09			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters \ Emergencies <input type="checkbox"/> Revised Annual Statement \ Revision Number <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending -					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost	Revision 1	Total Actual Cost	Expended
1	Total Non-CGP Funds				
2	Operations (May not exceed 10% of line 19)	\$311,384.00	\$0.00	\$311,384.00	\$311,384.00
3	Management Improvements	\$311,384.00	\$0.00	\$311,384.00	288,552.01
4	Administration	\$155,692.00	\$0.00	\$155,692.00	\$155,692.00
5	Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	Architectural & Engineering Fees	\$163,064.00	\$0.00	\$163,064.00	\$0.00
8	Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	Nondwelling Structures	510,398.00	0.00	510,398.00	0.00
13	Nondwelling Equipment	105,000.00	0.00	105,000.00	14,306.00
14	Demolition	0.00	0.00	0.00	0.00
15	Replacement Reserves	0.00	0.00	0.00	0.00
16	Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	Relocation Costs	0.00	0.00	0.00	0.00
18	Development Activities	0.00	0.00	0.00	0.00
19	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)	\$1,556,922.00	\$-	\$1,556,922.00	\$769,934.01
	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		Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			
<i>Sumner</i>					

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

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

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		FY Funds Expended	Program Activity	FDS LINE	Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended				
1406 Operations											
AMP Wide	Operations	1406	989	\$311,384.00		311,384.00	311,384.00	2009	all AMPs		
				operational			311,384.00				
Sub Total =		1406		\$311,384.00	\$0.00	\$311,384.00	311,384.00				
1408 Management Improvements											
AMP Wide	Security	1408	160				288,552.01				
				wages			98,287.66			70600	95100
				benefits			19,827.96			70600	95500
				wages			138,405.53				
				benefits			32,030.86				
Sub Total =		1408		\$0.00	\$0.00	\$0.00	288,552.01				
1408 Management Improvements											
MATOPUS	Security	1408	261								
				wages						70600	95100
				benefits						70600	95500
				wages							
				benefits							
Sub Total =		1408		\$0.00	\$0.00	\$0.00					
1408 Management Improvements											
CHATHAM	Security	1408	110								
				wages						70600	95100
				benefits						70600	95500
				wages							
				benefits							
Sub Total =		1408		\$0.00	\$0.00	\$0.00					
1410 Administration											
MOD & ADMIN	COCC Mgmt Fee	1410	989	\$155,692.00		155,692.00	155,692.00	2009	all AMPs		
							155,692.00				
Sub Total =		1410		\$155,692.00	\$0.00	\$155,692.00	155,692.00				

Development Number \ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		FY Funds Expended	Program Activity	FDS LINE	Status of Proposed Work
				Original	Revision 1	Funds Obligated	Funds Expended				
1430 Architectural & Engineering Fees											
HA Wide	Consultant Fees	1430	989	\$163,064.00	\$0.00	163,064.00	\$0.00				
	Sub Total =	1430		\$163,064.00	\$0.00	\$163,064.00	\$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											
	Sub Total =	1460		\$0.00	\$0.00	\$0.00	\$0.00				
1470 Non-Dwelling Structures											
COCC		1470	1 bldg	\$510,398.00	\$0.00	510,398.00	\$0.00				
	Sub Total =	1470		\$510,398.00	\$0.00	\$510,398.00	\$0.00				
1475 Non-Dwelling Equipment											
	Police Dept vehicle	1475		\$105,000.00		105,000.00	14,306.00	2009	all AMPs		split w/ CFP 2007
	Resident Photo ID machine	1475						2009	all AMPs		
	Sub Total =	1475		\$105,000.00	\$0.00	\$105,000.00	\$14,306.00				

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 Towers	6/30/2008			6/30/2010			
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, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Chester Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P00750109 Replacement Housing Factor Grant No: Date of CFPP: 09/15/2009	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/>	Final Performance and Evaluation Report <input type="checkbox"/>	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹	Expended
1	Total non-CFP Funds								
2	1406 Operations (may not exceed 20% of line 21) ³				236,947		236,947	10,000	
3	1408 Management Improvements				236,947		236,947		
4	1410 Administration (may not exceed 10% of line 21)				118,473		118,473		
5	1411 Audit								
6	1415 Liquidated Damages								
7	1430 Fees and Costs				150,000				
8	1440 Site Acquisition								
9	1450 Site Improvement								
10	1460 Dwelling Structures								
11	1465.1 Dwelling Equipment—Nonexpendable								
12	1470 Non-dwelling Structures								
13	1475 Non-dwelling Equipment				104,000				
14	1485 Demolition								
15	1492 Moving to Work Demonstration								
16	1495.1 Relocation Costs								
17	1499 Development Activities ⁴				338,367				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name: Chester Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P00750109 Replacement Housing Factor Grant No: Date of CRFP: 09/15/2009	FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
18a	1501 Collateralization or Debt Service paid by the PHA	Original	Revised ²
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Obligated
19	1502 Contingency (may not exceed 8% of line 20)		Expended
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,184,734	592,367
21	Amount of line 20 Related to LBP Activities	0	10,000
22	Amount of line 20 Related to Section 504 Activities	0	
23	Amount of line 20 Related to Security - Soft Costs	236,947	236,947
24	Amount of line 20 Related to Security - Hard Costs	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	
Signature of Executive Director <i>Sturman</i>		Date 01/27/10	Signature of Public Housing Director
		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CRFP Grants for operations.
⁴ RHF funds shall be included here.

Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Chester Housing Authority

Federal FFY of Grant: 2009

Reasons for Revised Target Dates

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA-007					
1406 Operations	9/15/11		9/15/13		
1408 Management Improvements	9/15/11		9/15/13		
1410 Administration	9/15/11		9/15/13		
1430 Fees & Costs	9/15/11		9/15/13		
1475 Non Dwelling Equipment	9/15/11		9/15/13		
1499 Development Activities	9/15/11		9/15/13		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**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		PA26-R007502-06		2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters \ Emergencies <input type="checkbox"/> Revised Annual Statement \ Revision Number ____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending _ 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost Original	Revised 1	Total Actual Cost 2 Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Architectural & Engineering Fees	\$ 970,000.00		\$ 970,000.00	\$ 1,000,030.09
8	1440 Site Acquisition				
0	1450 Site Improvement	\$ 753,007.00		\$ 753,007.00	\$ 786,017.00
10	1460 Dwelling Structures	\$ 148,882.90		\$ 148,882.90	\$ 147,166.69
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition		\$ -	\$ -	\$ 195,408.84
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 292,403.10		\$ 292,403.10	\$ -
19	1502 Contingency (may not exceed 8% of line 19)				
20	Amount of Annual Grant (Sum of lines 2-18)	\$ 2,164,293.00	\$ -	\$ 2,164,293.00	\$ 2,128,622.62
	Amount of line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
	Amount of line 20 Related to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -
	Amount of line 20 Related to Security	\$ -	\$ -	\$ -	\$ -
	Amount of line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -
Signature of Executive Director and Date		Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			
<i>Sumner</i>					

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity (Units)	Total Estimated Cost		Total Actual Cost (2)		Fiscal Year	Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
1410 Administration									
HA Wide									
Sub Total =				1410	\$ -	\$ -	\$ -	\$ -	
1440 Site Acquisition									
Sub Total =				1440	\$ -	\$ -	\$ -	\$ -	
1430 Fees and Costs									
Program Management									
Sub-Total							394,310.65		
							97,540.50	2007	
							285,327.60	2008	FDS Line 70600 & 98200
							10,000.00	2009	
							1,442.55	2009	
							7,103.44	2009	
							7,103.44	2009	
Sub-Total				1430	\$ -	\$ -	\$ 401,414.09		
							598,616.00	2008	FDS Line 70610
Sub-Total				1430	\$ 970,000.00	\$ -	\$ 970,000.00	\$ 598,616.00	LOAN
1450 Site Improvements									
Chester Towers Phase II Infrastructure									
							766,667.00	2008	FDS Line 70610
Chester Towers Phase I Infrastructure				82			19,350.00		
							19,350.00	2009	
Sub Total =				1450	\$ 753,007.00	\$ -	\$ 753,007.00	\$ 786,017.00	LOAN
1460 Dwelling Construction									
Chester Towers - Admin Building									
							147,166.69	2008	
							145,961.62	2009	
							1,205.07	2009	
Sub Total =				1460	\$ 148,882.90	\$ -	\$ 148,882.90	\$ 147,166.69	
1485 Demolition									
Chester Towers									
							195,408.84	2008	FDS Line 70610
Sub Total =				1485	\$ -	\$ -	\$ 195,408.84		LOAN
1499 Development Activities									
PA 7-									
							292,403.10		
Sub Total =				1499	\$ 292,403.10	\$ -	\$ 292,403.10	\$ -	

Program Management
 Chester Towers - Admin Building

1,442.55 2009
 27,658.51 2009
 29,101.06
 1,734,311.97 LOAN

1,442.55
 27,658.51
 27,658.51

FDS Line 70600 & 98200
 FDS Line 70610

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

Development Number \ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1410 Administration							
PA 7	12/31/2003		12/31/2003	12/31/2003	6/30/2004		
1430 Fees and Costs							
PA 7 - 10		3/31/2004	3/31/2004		3/31/2005		
1485 Demolition							
PA 7 - 10							
1450 Site Improvements							
PA 7-13	12/31/2002		12/31/2002	3/31/2003	12/31/2004		
1499 Development Activities							
PA 7-15	12/31/2002		12/31/2002	3/31/2003		3/31/2003	
1499 Development Activities							
PA 7	10/31/2005			10/31/2007			
Off-site							
1499 Development Activities							
PA 7							

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

HIA Name: CHESTER HOUSING AUTHORITY		Comprehensive Grant Number: PA26-R00750208		FFY of Grant Approval: 2007	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters \ Emergencies <input type="checkbox"/> Revised Annual Statement \ Revision Number ____ <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/2009		Report Date			
Final Performance and Evaluation Report Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
Line No.		Original	Revised 1	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements Soft Costs				
4	Management Improvements Hard Costs				
5	1410 Administration				
6	1411 Audit				
7	1415 Liquidated Damages				
8	1430 Architectural & Engineering Fees	\$ 200,000.00	\$ -	\$ 200,000.00	\$ 200,000.00
9	1440 Site Acquisition				
10	1450 Site Improvement				
11	1460 Dwelling Structures				
12	1465.1 Dwelling Equipment - Nonexpendable				
13	1470 Nondwelling Structures				
14	1475 Nondwelling Equipment				
15	1485 Demolition				
16	1490 Replacement Reserve				
17	1492 Moving to Work Demonstration				
18	1495.1 Relocation Costs				
19	1499 Development Activities	\$ 1,600,366.00	\$ -	\$ 1,600,366.00	\$ 1,164,707.87
	1502 Contingency (may not exceed 8% of line 19)				
	Amount of Annual Grant (Sum of lines 2-18)	\$ 1,800,366.00	\$ -	\$ 1,800,366.00	\$ 1,364,707.87
	Amount of line 19 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
	Amount of line 19 Related to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -
	Amount of line 19 Related to Security	\$ -	\$ -	\$ -	\$ -
	Amount of line 19 Related to Energy Conservation Measure	\$ -	\$ -	\$ -	\$ -
Signature of Executive Director and Date <i>Stamm</i>		Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

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

Part II: Supporting Pages

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity (Dwelling Units)	Total Estimated Cost		Total Actual Cost (2)		Fiscal Year	Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
1430 Fees and Costs									
	Program Management	1430	45	\$ 200,000.00		\$ 200,000.00	\$ 126,000.00	2009	FDS Line 70500 & 96200
	Admin Building								Legal
	Admin Building						74,000.00		A & E Fees
	Sub Total =	1430		\$ 200,000.00	\$ -	\$ 200,000.00	\$ 200,000.00		
1499 Development Activities									
	For the development of the first Chester Towers on-site rental phase of the Chester Towers HOPE VI revitalization (Phase IV) in accordance with the approved RHF Plan and the pending Mixed Finance Proposal								
	Admin Building	1499	20	\$ 1,600,366.00		\$ 1,600,366.00	1,164,707.87		Fees & Costs
							125,549.22		Dwelling Construction
							658,493.02		Dwelling Construction
							197,071.31		Dwelling Construction
							30,870.69		Dwelling Construction
							56,829.32		Dwelling Construction
							95,894.31		Dwelling Construction
	Sub Total =	1499		\$ 1,600,366.00	\$ -	\$ 1,600,366.00	\$1,164,707.87		

Development Number \ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1430 Fees and Costs							
PA 7	7/30/2009			7/30/2011			
1499 Development Activities							
PA 7	7/30/2009			7/30/2011			
1499 Development Activities							
PA 7	7/30/2009			7/30/2011			

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

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

HA Name: CHESTER HOUSING AUTHORITY		Comprehensive Grant Number: PA26-R00750207		FFY of Grant Approval: 2007	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Reserve for Disasters \ Emergencies <input type="checkbox"/> Revised Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/2009	
Line No.	Summary by Development Account	Total Estimated Cost	Revised 1	Total Actual Cost 2	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Architectural & Engineering Fees	\$ 117,145.00	\$ 143,331.85	\$ 117,145.00	\$ 223,636.04
8	1440 Site Acquisition				
0	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 2,049,004.00	\$ 2,022,817.15	\$ 2,049,004.00	\$ 1,089,672.30
19	1502 Contingency (may not exceed 8% of line 19)				
	Amount of Annual Grant (Sum of lines 2-18)	\$ 2,166,149.00	\$ 2,166,149.00	\$ 2,166,149.00	\$ 1,313,306.34
	Amount of line 19 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
	Amount of line 19 Related to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -
	Amount of line 19 Related to Security	\$ -	\$ -	\$ -	\$ -
	Amount of line 19 Related to Energy Conservation Measure	\$ -	\$ -	\$ -	\$ -
Signature of Executive Director and Date <i>Stumm</i>		Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

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

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

Part II: Supporting Pages

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity (Dwelling Units)	Total Estimated Cost		Total Actual Cost (2)		Fiscal Year	Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
1430 Fees and Costs									
	Program Management	1430	45	\$ 117,145.00	\$ 143,331.85	\$ 143,331.85	\$ 143,331.85	2008	FDS-11ms/0600 & 96200
	Admin Building						2,010.00	2009	Legal
HA Wide	Admin Building						4,898.94	2009	A & E Fees
HA Wide	Admin Building						1,226.50	2009	A & E Fees
HA Wide	Admin Building						72,168.75	2009	A & E Fees
PA 7	Sub Total =	1430		\$ 117,145.00	\$ 143,331.85	\$ 143,331.85	\$ 223,636.04		
1499 Development Activities									
For the development of the first Chester Towers on-site rental phase of the Chester Towers HOPE VI revitalization (Phase IV) in accordance with the approved RHF Plan and the pending Mixed Finance Proposal									
Chester	Admin Building	1499	20	\$ 2,049,004.00	\$ 2,022,817.15	\$ 2,022,817.15	1,089,672.30	2009	Fees & Costs
							24,892.09	2009	Dwelling Construction
							188,406.90	2009	Dwelling Construction
							248,749.86	2009	Dwelling Construction
							211,233.12	2009	Dwelling Construction
							209,755.51	2009	Dwelling Construction
							191,933.82	2009	Dwelling Construction
							14,701.00	2009	Dwelling Construction
	Sub Total =	1499		\$ 2,049,004.00	\$ 2,022,817.15	\$ 2,049,004.00	\$1,089,672.30		

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

Admin Building

113,771.84 2009

113,771.84 LOAN

113,771.84

Part III: Implementation Schedule

Development Number \ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1430 Fees and Costs							
PA 7	7/30/2009			7/30/2011			
1499 Development Activities							
PA 7	7/30/2009			7/30/2011			
1499 Development Activities							
PA 7	7/30/2009			7/30/2011			

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Chester Housing
 Authority:

Grant Type and Number
 Capital Fund Program Grant No: PA26R00750109
 Replacement Housing Factor Grant No:
 Date of CFP: 09/12/2009

FFY of Grant: 2009
 FFY of Grant Approval: 2009

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009	Revised Annual Statement (revision no:) <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
			Original	Total Estimated Cost Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴		330,505		330,505	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name: Chester Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26R00750109 Replacement Housing Factor Grant No: Date of CFFP: 09/12/2009	FFY of Grant Approval: 2009	

Line	Type of Grant	Performance and Evaluation Report for Period Ending: 12/31/2009	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)		330,505		330,505	
21	Amount of line 20 Related to LBP Activities		0			
22	Amount of line 20 Related to Section 504 Activities		0			
23	Amount of line 20 Related to Security - Soft Costs		0			
24	Amount of line 20 Related to Security - Hard Costs		0			
25	Amount of line 20 Related to Energy Conservation Measures		0			
Signature of Executive Director		Date	Signature of Public Housing Director		Date	
<i>Summa</i>		01/27/10				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		PHA Name: Chester Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26R00750209 Replacement Housing Factor Grant No: Date of CFPP: 09/12/2009		FFY of Grant: 2009 FFY of Grant Approval: 2009	
------------------------	--	--------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------------------------------------------------------	--

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹ Expended
			Original	Revised ²	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		200,000		200,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴		1,105,184		1,504,184

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name: Chester Housing Authority	Grant Type and Number: Capital Fund Program Grant No: PA26R00750209 Replacement Housing Factor Grant No: Date of CFFP: 09/12/2009	FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2009
 Reserve for Disasters/Emergencies
 Final Performance and Evaluation Report
 Revised Annual Statement (revision no:)

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)		1,305,284			1,305,284	
21	Amount of line 20 Related to LBP Activities		0				
22	Amount of line 20 Related to Section 504 Activities		0				
23	Amount of line 20 Related to Security - Soft Costs		0				
24	Amount of line 20 Related to Security - Hard Costs		0				
25	Amount of line 20 Related to Energy Conservation Measures		0				
Signature of Executive Director <i>Sullivan</i>		Date 01/27/10	Signature of Public Housing Director		Date		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Section 9.0 Statement of Housing Need

According to 1990 and 2000 US Census Data and the 2005 American Community Survey, the City of Chester has sustained a 27% poverty rate for more than 15 years. A significantly aged housing stock and rising housing and utility costs, places further demand for decent, affordable housing.

Required Element	Program	Description
9.1 Strategy for Addressing Housing Need	Housing Choice Voucher	<p>The Housing Choice Voucher Program waiting list has been closed since January 2002. If the CHA were to open the list today more than 1000 low income households are expected to apply.</p> <p>Due to limited program turnover, offset by incoming portability, and lack of new funding, the Housing Choice Voucher Program there have been no HCVP waiting list selections for tenant-based assistance since 2002. The waiting period averages 7-10 years depending on admission preferences.</p> <p>As funding becomes available, the CHA will apply for fair share and special needs vouchers as well as continue to accept proposals from owners interested in participating in the project-based assistance program</p>

Section 9.0 Statement of Housing Need

Required Element	Program	Description
<p>9.1 Strategy for Addressing Housing Need</p>	<p>Public Housing</p>	<p>The Public Housing List is currently closed as well, however, the waiting list recently opened in July 2008 and approximately 500 applications were received. Public housing unit turnovers average 5-6 per month, creating less than 72 new opportunities for affordable housing each year within the CHA's existing public housing developments.</p> <p>With the completion of the PHASE IVA and PHASE V of the Chester Towers Revitalization, there will be 87 additional elderly units at Edgemont Senior Apartments and another 38 units at Madison Senior Apartments.</p> <p>With the demolition and revitalization of three family public housing sites from William Penn, Lamokin Village, McCafferty Village, in addition to 12 units at the Ruth Bennett Homes, there has been an overall decrease in the number of non-elderly, non-disabled, and public housing units. The decrease was initially offset in the provision of vouchers, which continues to be the largest source of affordable housing for assisted households. However portability and limited turnover has restricted the availability of vouchers/funding to new applicants.</p>

Section 10.0 Additional Information

Required Element	Statement
<p>10. (a) Progress in Meeting Mission and Goals</p>	<p>See attached goal progress descriptions in Section 5 Goals and Objectives.</p>
<p>10 (b) Definition of Significant Amendment and Deviation Modification</p>	<p>The CHA defines a significant amendment or deviation modification to the Annual Plan as one that</p> <ul style="list-style-type: none"> a.) May directly or indirectly impact the admission, initial eligibility or continued assistance of program participants b.) May directly or indirectly impact the availability of affordable housing c.) May directly or indirectly impact the financial viability of specific housing developments/projects/initiatives d.) May directly or indirectly impact the quality of life of public housing residents e.) May directly or indirectly impact the service delivery to program participants
<p>10 (c) Applicable memorandums of agreement with HUD to improve performance</p>	<p>The CHA is not under a Memorandum of Agreements with HUD for improved performance.</p>

Section 11.0 Additional Information

Required Element	Description
11. (a) Form HUD-50077	PHA Certification of Compliance with the PHA Plans and Related Regulations
11 (b) Form HUD-50070	Certification of a Drug-Free Workplace
11 (c) Form HUD 50071	Certification of Payments to Influence Federal Transactions
11 (d) Form SF-LLL	Disclosure of Lobbying Activities
11 (e) SF-LLL-A	Disclosure of Lobbying Activities Continuation Sheet
11(f) Resident Advisory Comments	Comments received from residents regarding use of stimulus money for capital improvements
11(g) Challenged Elements	<p>NO CHALLENGED ELEMENTS</p> <p>There were no challenged elements to the Five Year Plan either during the review process or at the April 7, 2010 public hearing.</p>
11(h) HUD-50075.1	Capital Fund Program Annual Statement/Performance and Evaluation Report
11(i) HUD-50075.2	Capital Fund Program Five Year Action Plan

11a

PHA Certifications of Compliance with PHA Plans and Related Regulations

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

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

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 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning July 1, 2010, 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 certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. 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.
5. 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.
6. The PHA certifies that it 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.
7. 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.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.
12. 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.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. 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), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. 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.
20. 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.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Chester Housing Authority

PA007

PHA Name

PHA Number/HA Code

x _____ 5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁴

_____ Annual PHA Plan for Fiscal Years 20____ - 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
	03/29/10

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Chester Housing Authority- PA 07

Program/Activity Receiving Federal Grant Funding

Low Income Public Housing, Section 8 Housing Choice Voucher Program

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.)

Chester Housing Authority	1111 Avenue of the States, Chester, PA 19013	Administrative Office, HCVP, Low Income
William Penn Homes	514 Union Street, Chester, PA 19013	Low Income Housing
Ruth Bennett Homes	1350 West 9th Street, Chester, PA 19013	Low Income Housing
Chatham Estates	1701 Patrick Lane, Chester, PA 19013	Low Income Housing
Matopos Senior Village	925 John Place, Chester, PA 19013	CHA Police Dispatch
All locations are in Delaware County, Pennsylvania		

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

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

Name of Authorized Official Steven A. Fischer	Title Executive Director
Signature 	Date 03/29/10

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Chester Housing Authority- PA 07

Program/Activity Receiving Federal Grant Funding

Low Income Public Housing, Section 8 Housing Choice Voucher Program

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 Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

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All locations are in Delaware County, Pennsylvania		

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

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Name of Authorized Official Steven A. Fischer	Title Executive Director
Signature 	Date 03/29/10

110

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- PA007

Program/Activity Receiving Federal Grant Funding

Low Income Housing Program
Section 8 Housing Choice Voucher Program

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

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

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

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

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

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

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

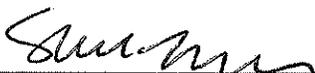
Name of Authorized Official

Steven A Fischer

Title

Executive Director

Signature



Date (mm/dd/yyyy)

03/29/10

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

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

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

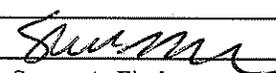
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

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

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: ^{4c}	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Steven A. Fischer</u> Title: <u>Executive Director</u> Telephone No.: <u>610-876-5561, Ext. 101</u> Date: _____	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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

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

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

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

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

DISCLOSURE OF LOBBYING ACTIVITIES CONTINUATION SHEET

Approved by OMB
0348-0046

Reporting Entity: _____ Page _____ of _____