

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>Housing Authority of the County of Chester</u> PHA Code: <u>PA046</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/01/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>331</u> Number of HCV units: <u>1521</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.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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 strive to provide quality housing to all eligible persons, regardless of age, race, ethnicity, or disability; and to increase the availability of affordable housing within Chester County.																										
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. As this planning cycle is the first year of a new Five-Year Plan, included as attachments are: Addendum A; New Five Year Plan; Addendum B: Report on Progress of the 2004-2009 Five Year Plan.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Para 2, Financial Resources. Federal Grants – Estimated: Operating Funds \$1,631,795; HCVP Annual Contributions \$11,000,000 Federal Grants, Prior Year-Unobligated CFP (only) estimated, as of June 30 th , 2009: \$90,000. PH Dwelling Rental Income Estimated \$604,897 Para 6, Designated Housing. The Authority had planned to do this, however it has determined that implementing Designated Housing is financially and physically not feasible. Para 11, Fiscal Year Audit. Results of the most recent Audit, FY 2008, indicate that there are <u>no</u> new findings and all previous findings have been removed. (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. Copies may be obtained from the Authority's Administrative Office located at 30 W. Barnard St., or 222 N. Church St., West Chester, PA; Oxford Terrace, 326 Market St., Oxford; King Terrace, 300 High St., Phoenixville.																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> HOPE VI: This program is complete and all funds expended; final financials will be submitted prior to year-end. Demo/Dispo: An Inventory Removal Application is being prepared for submission for a partial demolition with disposition for one AMP. Combined with the RHF I funds, new PH will be built on the site. Designation of Public Housing: The Authority has concluded that Designation of a particular site is not feasible. Homeownership: *PH - Now known as the "Middle Income program": of the 71 houses in that program, 50 have been sold. Of the 32 in Section 24/9 program, 31 have been sold. *HCVP - There are now approximately 20 – 25 clients participating in this program, moving toward homeownership. Since inception, 8 HCVP participants have bought houses. HCVP – Project-Base. All available PBV are under contract. Relationships with the various recipients are good; documentation flows well. HCVP – VASH. The Authority was awarded an initial 105 and has applied for an additional 35. The VA Hospital is gaining knowledge in this program's requirements and the documentation and processing functions have improved.																										

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. These are separate attachments to Plan Submission.
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. A rolling Five-Year Plan for 2010 – 2014 is being submitted. See Attachments 23 (first year, 2010) & 24 (four later years, 2011-2014).
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. N/A
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 Addendum C at Attachment 1.

9.1	<p>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. <i>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</i></p> <p>Please see the Authority’s new Five Year Plan, 2010 – 2014. Also...</p> <p>HCVP: The Authority conducts monthly Landlord seminars and has held a 1½ day symposium that was very well received and will be repeated semi-annually. This outreach will increase the selection of quality housing that is not located in the usual municipalities with high concentrations of voucher-holders. Also, payment standards are reviewed annually to ensure rental rates in line with the market.</p> <p>PH: The Authority has recently out-sourced its Maintenance including rehabs to improve turnaround time and thus house eligible persons more quickly. Concerning specific family types, the Authority will continue to use preferences for working families; for the disabled, the Authority will continue to use CFP and ARRA funds to ensure there are sufficient ADA-compliant units in its inventory.</p> <p>Utilizing its RHF funds, the Authority plans to increase the overall number of PH units in its jurisdiction through a mixed-finance endeavor, leveraging the public funds with private investment.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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. Please see Addendum B at Attachment 1.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>“Substantial deviations or significant amendment or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.”</p> <p>(c) Other. Consistency with VAWA. The Authority works with the Community Youth & Women’s Alliance (CYWA) in Coatesville to address specific VAWA-related needs of HACC residents; and has awarded 5 PBV to CYWA for a new facility. The Authority will, if and when relevant and necessary, cause leases to be “bifurcated” so that a leaseholder or household member who is the victim (threatened or actual) of such violence will not be subject to the standard provisions which otherwise would result in their eviction; and that the perpetrator who is the leaseholder or household member on the lease can be subject to those lease provisions concerning such activity, with appropriate action taken by the Authority, or removed from the lease altogether.</p>

11.0	<p>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.</p> <p>Documents (a) through (f) are attachments 2 through 6. Please note that there is no (e) or (g). Documents h & (i) are attachments 7 through 24.</p> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
------	--

EXPLANATION OF PLAN DOCUMENTATION SUBMISSION

List of Transmitted Files:

HUD 50075 The Authority’s Five Year & Annual Plan (This document)

- Atch 1. Addendum A “Five Year Plan 2010 – 2014: Goals & Objectives”
Addendum B “Progress On Achieving Goals of the 2004 – 2009 Five Year Plan”
Addendum C “Summary Analysis of Housing Needs in Chester County, PA”
- Atch 2. Cert HUD-50077
- Atch 3. Cert HUD-50070
- Atch 4. Cert HUD-50071
- Atch 5. Cert SF-LLL
- Atch 6. RAB Comments & Authority Responses

(following are the P&E Reports, and new Annual & Five Year Plan, templates 50075.1 & .2)

- Atch 7. P&E 501P-06
- Atch 8. P&E 501P-07
- Atch 9. P&E 501P-08
- Atch 10. P&E 501P-09
- Atch 11. P&E 501R-02
- Atch 12. P&E 501R-03
- Atch 13. P&E 501R-04
- Atch 14. P&E 501R-05
- Atch 15. P&E 501R-06
- Atch 16. P&E 502R-06
- Atch 17. P&E 501R-07
- Atch 18. P&E 502R-07
- Atch 19. P&E 501R-08
- Atch 20. P&E 502R-08
- Atch 21. P&E 502R-09
- Atch 22. P&E 501S-09
- Atch 23. Annual Plan 501 - 2010
- Atch 24. CFP Five Year 2010-2014

HOUSING AUTHORITY OF THE COUNTY OF CHESTER
FIVE YEAR & ANNUAL PLAN SUBMISSION ATTACHMENT 1
SEPTEMBER 2009

This Attachment 1 has three components:

- ADDENDUM A (ref para 5.2)
GOALS & OBJECTIVES FOR THE FIVE YEAR PLAN 2010 – 2014

- ADDENDUM B (ref para 5.2 & 10a)
PROGRESS REPORT ON THE FIVE YEAR PLAN 2004 – 2009

- ADDENDUM C (ref para 9.0)
ANALYSIS OF HOUSING NEEDS IN THE COUNTY OF CHESTER

ADDENDUM A (ref para 5.2)

GOALS & OBJECTIVES FOR THE FIVE YEAR PLAN 2010 – 2014

GOALS:

GOAL 1: Achieve High Performer status in Property Management

GOAL 2: Maintain High Performer status in the Housing Choice Voucher Program

GOAL 3: Develop Affordable Quality Housing

GOAL 4: Improve Program Compliance, Reporting, Performance, and Accountability

GOAL 5: Build collaborations with other agencies to provide and promote economic and self-sufficiency initiatives and supportive services for all customers

GOAL 6: Increase utilization of technology as a method to improve the efficiency, accountability, productivity, and cost effectiveness of operations

GOALD AND OBJECTIVES 2010 – 2014

GOAL 1: Achieve High Performer status in Property Management

OBJECTIVES:

- 1) *Improve Unit Turnaround factor.*

By the PHAS review for CY2010, increase the occupancy rate by 7% through improvements in applicant processing and unit preparation.

- 2) *Reduce public housing vacancies.*

By the PHAS review for CY2010, maintain vacancy rate no greater than 4%.

- 3) *Renovate and modernize the public housing inventory.*

Through ARRA Stimulus formula funds and judicious use of CFP funding, greatly improve both the curb appeal and the interior of all housing, with at least 2 sites (of 5) approximately 85% complete; with the balance underway by the end of CY 2011. By the end of the Plan cycle (2014), have the entire housing inventory and the environs (curb appeal) completely renovated.

- 4) *Improve FASS score.*

By PHAS review for CY2010 under the new Proposed PHAS Rule, increase our score to the maximum of 20 points.

Thus High Performer Status to be obtained no later than PHAS Review for CY 2011.

GOAL 2: Maintain High Performer status in the Housing Choice Voucher Program.

OBJECTIVES:

- 1) *Continue ongoing staff training.*

At a minimum of once a month, provide training in the latest HUD regulations and processes and the Authority's software system.

- 2) *Continue and augment Landlord Seminars.*

Continue the monthly landlord seminars; and at a minimum of annually, conduct the Landlord Symposium. Persist in reaching out to new landlords.

- 3) *Continue file review of HCVP staff's work.*

At a minimum of once each month, conduct quality control of each person's files.

GOAL 3: Develop Affordable Quality Housing

OBJECTIVES:

- 1) *Continue with development of public housing units utilizing the current RHF funds.*

By the end of 2010, complete the construction of 20 public housing replacement units.

- 2) *Initiate new development activity.*

Utilizing the second increment of RHF, and in partnership with for-profit and non-profit developers, such as Habitat for Humanity, develop mixed replacement and new affordable housing. By the end of CY 2011, have operating agreements in hand.

- 3) *Apply for Incremental HCVs.*

- a) assist in attracting quality, local developers, Project Based Vouchers are a useful tool. To increase the voucher base in order to create more PBVs, additional standard vouchers are needed.

- b). Additional vouchers will provide an immediate route for increasing the housing choices of eligible families. Apply when available.

GOAL 4: Improve Program Compliance, Reporting, Performance, and Accountability

OBJECTIVES:

- 1) *Provide Staff Training.*

In-house training has proven to be the most successful. Provide training in each discipline (PH, HCVP, Finance) at least monthly and by industry experts annually. By the end of CY 2012, have a standardized training program in place for each department.

- 2) *Initiate cross-training.*

Again, in-house as well as outside professional training will be offered. By the end of CY 2012, have completed the cross-training effort.

GOAL 5: Build collaborations with other agencies to provide and promote economic and self-sufficiency initiatives and supportive services for all customers

OBJECTIVES:

- 1) *Apply for HUD grants such as the ROSS.*

In the past, the full ROSS was very successful in bringing on board local health service organizations to provide health services to the elderly and disabled residing in the Authority's public housing. This type ROSS and the more limited ROSS will be applied for when offered.

2) *Strengthen connections with local NGO's etc.*

Currently the Authority is a member of the County's Continuum of Care Committee and the Homeless Prevention and rapid Re-Housing Program committees. By the end of CY 2012, establish connections with new partners.

GOAL 6: Increase utilization of technology as a method to improve the efficiency, accountability, productivity, and cost effectiveness of operations

OBJECTIVES:

1) *Upgrade the hardware/software for managing PH/HCPV.*

Review potential providers, and have up and running a new, efficient, and HUD-compliant system by the end of CY 2010.

2) *Install new computers/servers for staff.*

Review possible configurations, and have in place an efficient, secure, and reliable networked system by the end of CY 2010.

3) *Upgrade agency website.*

Redesign of the agency website to allow for applicant and landlord processing, posting of house hunters list, and tenant service participation.

Progress Report on 2004 – 2009 Five Year Plan

As this Report covers the full five years, more detailed information is provided.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- 1) Apply for additional rental vouchers: *If HUD offers opportunity to apply for additional vouchers, plan to increase supply by 100 by the end of 5 Year Plan.*

UPDATE: HUD has not issued an Incremental NOFA.

- 2) Reduce public housing vacancies: *By end of Year 1, improve by 4 percentage points; by end of Year 2, be at/below 3%.*

UPDATE: In 2005, Occupancy rate was 87%; By mid 2009, it had improved to 90%.

- 3) Leverage private or other public funds to create additional housing opportunities: *Additional units up to 100 (family, elderly & special needs) by end of Year 5.*

UPDATE: RHF funds are being used to replace 20 new units of Public Housing.

PHA Goal: Improve the quality of assisted housing

Objectives:

- 1) Improve public housing management: (PHAS score) *By the end of Year 2, to have implemented in the most effective and efficient manner, the new “AMP” system; and to improve the PHAS score to “High Performer” by the end of the Five Year Plan timeframe.*

UPDATE: The Authority began its implementation to Asset Management in 2006 with restructuring its financial and tenant management systems and budgets. The Authority was one of the first to successfully re-organize management and finances in accord with all AMP requirements, and has been commended by the Field Office for its efforts. Although not quite a High-Performer, we have improved our score from 66 in 2005 to 81 in 2007.

- 2) Improve voucher management: (SEMAP score) *Currently a “Standard Performer, by the end of Year 3, be a “High Performer”.*

UPDATE: In the 2008 SEMAP Review, the Authority attained the High Performer designation.

- 3) Increase customer satisfaction: *RASS score. Currently, this measure is improving with training in “customer relations” skills. Always a goal.*

UPDATE: RASS is no longer an indicator.

- 4) Renovate or modernize public housing units: *This remains a top priority; however with aging housing stock and new PBAM system, most funds may be used for emergency-type actions.*

UPDATE: Rehab/renovation work has been contracted out and has made substantial progress toward meeting this goal. With ARRA Formula funds, additional renovations are underway. Furthermore, additional funds were requested via ARRA competitive, and the implementation of the Energy Performance Contract will modernize the energy efficiency. This subject remains a top priority.

- 5) Provide replacement public housing: *As possible; see plans for RHF funds.*

UPDATE: With RHF funds, new public housing is in the process of being developed.

- 6) Provide replacement vouchers: Will request up to 232 depending on availability – see also “Voluntary Conversion”.

UPDATE: For this 5-year timeframe, Replacement Vouchers have not been requested. However, with the RHF development underway, the Authority will be requesting approximately 20 – 25.

PHA Goal: Increase assisted housing choices

Objectives:

- 1) Provide voucher mobility counseling: *This is done in the briefings.*

UPDATE: In the last year (of this 5-year plan), the Authority has instituted separate briefings only for those undertaking Portability.

- 2) Conduct outreach efforts to potential voucher landlords. *Currently in place; and will be continued.*

UPDATE: The Authority has held monthly landlord briefings during the entire 5-Year Plan. In this last year, a very successful Landlord Symposium was held. This will be repeated annually.

- 3) Implement voucher homeownership program: *This program has been implemented and will be continued.*

UPDATE: Currently there are 20 to 25 clients participating in this program, preparing to become homeowners. From program inception, 8 HCVP participants have purchased homes.

- 4) Implement public housing or other homeownership programs: *Through HOPE VI and Bond, homeownership is being offered to eligible persons.*

UPDATE: The public housing program, now known as “middle income”, through the HOPE VI program, developed just over 71 houses, of which 50 have now been sold to first-time homebuyers. Again, as a result of the HOPE VI program, and in partnership with Habitat for

Humanity, through the Section 24/9 program, 32 homes have been built with all but one sold to first-time homebuyers.

- 5) Implement public housing site-based waiting lists: *This action has been included in the new ACOP and will be implemented by the first year.*

UPDATE: Site Based Wait Lists were put in place in 2006.

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

PHA Goal: Provide an improved living environment

Objectives:

- 1) Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments: *N/A. Required analysis indicates that this is currently not an issue.*

UPDATE: Concentration of poverty in different PH developments is not an issue.

- 2) Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *N/A. Required analysis indicates that currently this is not an issue.*

UPDATE: Remains a non-issue.

- 3) Implement public housing security improvements: *N/A. (Security systems have been/will be updated by end of 2004).*

UPDATE: Planned security systems were updated in 2004. With a County grant, supplemented with Authority funds, new lighting and cameras were installed in 2009.

- 4) Designate developments or buildings for particular resident groups (elderly, persons with disabilities) *By end of Year 2, this action will be complete, depending on the effect of Project Based Asset Management.*

UPDATE: This has not been done. After careful financial and structural feasibility analyses, it was determined not to be feasible.

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

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

Objectives:

- 1) Increase the number and percentage of employed persons in assisted families: *Through "FSS", HOPE VI, and the Community Service requirements, plan to increase percentage employed by approximately 8 percentage points by end of Year 3.*

UPDATE: 28 FSS participants have graduated from the program seven have become homeowners.

- 2) Provide or attract supportive services to improve assistance recipients' employability: *Will strive to put in place collaborative activities with other non-profits, NGO's, etc. to bring skills training, etc. to residents.*

UPDATE: This effort is still in the planning stages, due to more pressing issues to be addressed, such as the full-force implementation of Asset Management. However, discussions have been held with local service providers to allow for services to be delivered onsite.

- 3) Provide or attract supportive services to increase independence for the elderly or families with disabilities. *Will strive to put in place collaborative activities with other non-profits, NGO's, etc. to bring medically-related services to residents (The very effective ROSS for the elderly has ended as it was not funded).*

UPDATE: For this 2004 – 2009 Plan timeframe, there have been some collaborative successes. See Goals for the coming 5-Year Plan.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- 1) Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: *Actions are already in place to address needs of all PH sites; programs to work with Sec 8 landlords will be in place by end of Year 1.*

UPDATE: The monthly landlord seminars, since 2005, include a substantive component emphasizing relevant laws and regulations. Briefings for prospective clients also include information on their rights

- 2) Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *CFP funds were dedicated to meeting the 5%/2% requirements at each site, rather than overall; and the Authority collaborates with relevant non-profits and local governmental agencies. If special S8 vouchers become available, they will be requested.*

UPDATE: No new information.

ADDENDUM C - ref para 9.0

HOUSING NEEDS OF FAMILIES IN THE JURISDICTION

The estimated population of Chester County is about 480,000, with the total number of households being 175,000. Of that, 71% (124,000) are families, a majority of which are married (103,000); the balance representing single head of household – 21,000.

Of the Single Head of Household category, approximately 15% - 3150 are at or below the poverty level.

Of the total population, approximately 9.5% - 46,000 are disabled. The statistics do not provide income data for this population cohort.

The Authority's Wait Lists total approximately 600 applicants – 42% PH; 58% HCVP.

Demographics of the WL:

Type:	48% family; 48% single
Age:	76% Adult ; 23% Elderly/Near-elderly
Income:	87% Extremely Low; 13% Very Low/Low
Ethnicity:	59% African-American; 38% - White
Gender:	80% Female; 20% male

The HCVP Wait List has been closed for many years. The Authority plans to open it in the near future.

Concerning major issues faced, e.g. affordability; supply, location, etc., the most important, by far, is affordability. Chester County continues to be the wealthiest County in the Commonwealth of Pennsylvania.

- The median home value is \$325,000
- The median income is \$98,000!

Supply of affordable housing is also an issue, as developers build for the more affluent market - \$500,000 and up. They have, over the last 5 years, also built affordable housing for the elderly, especially if CDBG-type funds are available. Some affordable family housing has been built, but the definition of affordable is skewed upward. The housing market in this County has been almost untouched by the housing market crash that has taken place throughout the United States

Quality, size, location, and accessibility are factors, but are, together, far outweighed by the affordability & supply factors.

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Housing Authority of the County of Chester

PA046

 PHA Name

 PHA Number/HA Code

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	Donald J. L. Coppedge	Title	Chairman of the Board of Commissioners
-----------------------------	-----------------------	-------	--

Signature



Date 09/22/2009

**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 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.

HOUSING AUTHORITY OF THE COUNTY OF CHESTER

PA 046

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁴

Annual PHA Plan for Fiscal Years 20¹⁰ - 20¹¹

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
Donald J. L. Coppedge	Chairman, Board of Commissioners
Signature	Date
	September 22, 2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the County of Chester

Program/Activity Receiving Federal Grant Funding

Capital Fund 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.)

County of Chester, PA

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

Tonya L. Mitchell-Weston

Title

Executive Director

Signature

Date

September 22, 2009

X

Certification of Payments to Influence Federal Transactions

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

Applicant Name

HOUSING AUTHORITY OF THE COUNTY OF CHESTER (PA)

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

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

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

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

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

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

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

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

Name of Authorized Official TONYA MITCHELL-WESTON	Title EXECUTIVE DIRECTOR
Signature 	Date (mm/dd/yyyy) 09/22/09

atch 5

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 6,7, 16		5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Housing Authority of the County of Chester 30 W. Barnard St., Suite 2 West Chester, PA 19382 Congressional District, if known:
6. Federal Department/Agency: U.S. Dept of Housing & Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: <u>Tonya L. Mitchell-Weston</u> Title: <u>Executive Director</u> Telephone No.: <u>610-436-9200</u> Date: <u>9/22/09</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Resident Advisory Board

Following are the 2009/10 RAB members:

Maceo Smith – Maple Court
Eugene Bolden – Locust Court
Charles Castle – 222 N. Church Street
Anna Galloway – King Terrace
Louise Poles – Locust Court

RAB meetings are held throughout the year, not only for the planning of the Annual and Five-Year Plan. With the EPC and ARRA funds activities, RAB members have made themselves responsible for keeping their neighbors up to date with the planned improvements to their sites.

Members participated in the planning process for the ARRA funds and Annual and Five-Year plans. Members were influential in determining which AMP's to be worked on first, color schemes, flooring (kind and type) and closet doors – continuity.

Members will serve two-year terms with a possibility of additional terms if elected by their peers.

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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382	Grant Type and Number Capital Fund Program Grant No: PA26P046 501-06 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2006 FFY of Grant Approval: 2006
--	---	---

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	37650	37650	37650	37650
3	1408 Management Improvements	30800	74688	74688	74688
4	1410 Administration (may not exceed 10% of line 21)	37650	37650	37650	37650
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	15200	3970	3970	3970
8	1440 Site Acquisition	0			
9	1450 Site Improvement	87600	70555	70555	70555
10	1460 Dwelling Structures	129432	144019	144019	144019
11	1465.1 Dwelling Equipment—Nonexpendable	7800	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	22000	8000	8000	8000
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	8400	0	0	0
17	1499 Development Activities ⁴	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Srv paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	376,532	376532	376532	376532
21	Amount of line 20 Related to LBP Activities	0	14300	14300	14300
22	Amount of line 20 Related to Section 504 Activities	2300	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	7600	0*	0*	0*
25	Amount of line 20 Related to Energy Conservation Measures	48400	0**	0**	0**

Signature of Executive Director 	Date 09/10/09	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.
 **=HACC has planned expenditures with its County security lighting grant; deferred to later years. **=HACC has an EPC, thus planned activities not implemented with this CFP.

Part II: Supporting Pages, page 1								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501- 0 6 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PA046-04	A&E Services	1430	For 501-06,	this BLI	was	PHA-Wide		Ongoing
	Sub-Total , 1430							
King Terrace & Fairview Village	Retaining Wall; Trash surrond	1450		21000	3300	3300	3300	Retaining wall deferred
	Sub-Total , 1450			21000	3300	3300	3300	
	Mansard Roof	1460	6000sf	23060	0	0	0	Deferred
	Rehab, incl bath & kitchen	1460	1; chg to 2	27400	69950	69950	69950	Continuing
	Handicap Unit Upgrade	1460	1 unit	0	14300	14300	14300	From 501-05
	Common area Flooring	1460	Front lobby	0	5708	5708	5708	From 501-05
	Elevator Upgrade	1460	1 set	0	1425	1425	1425	From 501-07
	Sub-Total , 1460			29700	91383	91383	91383	
See PHA-wide	Ranges	1465.1						
	Sub-Total , 1465.1		For 501-06,	this BLI	was	PHA-Wide		
	Office, Computer hardware Upgrade; Maint: misc. tools	1475						
	Sub-Total , 1475		For 501-06,	this BLI	was	PHA-Wide		
	Relocation Expenses	1495						
	Sub-Total , 1495		For 501-06,	this BLI	was	PHA-Wide		
	TOTAL, AMP 4			71,460	94,683	94,683	94,683	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages, page 2								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501-06 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PA046-08	A&E Services	1430		For 501-06,	this BLI	was	PHA- Wide	
	Sub-Total , 1430							
Oxford Terrace	Retaining Wall	1450		40000	34875	34875	34875	Complete
	Sub-Total , 1450			40000	34875	34875	34875	
	Substantial Rehabs	1460	2800sf	25147	2950	2950	2950	Continuing
	Heating System Pumps	1460	2	0	4100	4100	4100	From 501-05; complete
		1460						
	Sub-Total , 1460			25147	7050	7050	7050	
	Ranges	1465.1						
	Sub-Total , 1465.1			For 501-06,	this BLI	was	PHA- Wide	
	Computer hardware Upgrade;	1475						
	Sub-Total , 1475			For 501-06,	this BLI	was	PHA- Wide	
	Relocation Expenses	1495						
	Sub-Total , 1495			For 501-06,	this BLI	was	PHA- Wide	
	TOTAL, AMP 8			65,147	94,683	94,683	94,683	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages, page 3								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501-06 Replacement Housing Factor Grant No: Date of CFFP:				Federal FFY of Grant: 2006	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 25, West Chester								
3 Sites:	A&E Services	1430						
222 N. Church St	Sub-Total , 1430			For 501-06,	this BLI	was	PHA-Wide	
Locust Ct.								
Maple & Spruce Courts	Water pits	1450	6 pits	26600	32380	32380	32380	Complete
	Sub-Total , 1450			26600	32380	32380	32380	
	Boiler Upgrade	1460	1	7500	8169	8169	8169	
	Roofs (start)	1460	20	26000	900	900	900	
	Substantial Rehabs	1460	4	0	25117	25117	25117	
	Elevator Upgrade	1460	1	0	6600	6600	6600	
	Renovation of Common areas	1460	4500sf	20325	4800	4800	4800	
	Sub-Total , 1460			53825	45586	45586	45586	
	Ranges & Refrigerators	1465.1						
	Sub-Total , 1465.1			For 501-06,	this BLI	was	PHA-Wide	
	Computer hardware Upgrade	1475						
	Sub-Total , 1475			For 501-06,	this BLI	was	PHA-Wide	
	Relocation Expenses	1495						
	Sub-Total , 1495			For 501-06,	this BLI	was	PHA-Wide	
	TOTAL, AMP 25			80,425	77,966	77,966	77,966	

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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382		Grant Type and Number Capital Fund Program Grant No: PA26P046 501-07 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	38200	38200	38200	38200
3	1408 Management Improvements	30000	43881	30230	21902
4	1410 Administration (may not exceed 10% of line 21)	38200	38200	38200	38200
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	14000	50551	50551	50551
8	1440 Site Acquisition	0			
9	1450 Site Improvement	17400	26554	5341	0
10	1460 Dwelling Structures	224750	177023	171792	171792
11	1465.1 Dwelling Equipment—Nonexpendable	8800	0		
12	1470 Non-dwelling Structures	0	0		
13	1475 Non-dwelling Equipment	7200	8000	8000	2105
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	3860	0	0	0
17	1499 Development Activities ⁴	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Srv paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	382410	382410	342314	322750
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	3200	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	14750	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	12400	5231	5231	0
25	Amount of line 20 Related to Energy Conservation Measures	41200	130401	109064	91342
Signature of Executive Director 		Date 09/10/09		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.

Part II: Supporting Pages, page 1								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501- 0 7 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PA046-04	A&E Services	1430		5400	19210	19210	19210	complete
	Sub-Total , 1430			5400	19210	19210	19210	
King Terrace & Fairview Village	Security Cameras; Courtyard renovation;EPC-related	1450		6610	7121	2030	0	ongoing
	Sub-Total , 1450			6610	7121	2030	0	
	Entrance Improvements	1460	1	5900		0	0	deferred
	Kitchen, Bath & living area improvements	1460	4	16000	4746	4746	4746	complete
	Hallway flooring (start)	1460	1 st floor	8500	0	0	0	deferred
	Mechanical & Electrical Work in support of EPC	1460		29100	0	0	0	Not require
	Sub-Total , 1460			59500	4746	4746	4746	
	Ranges	1465.1		3600	0	0	0	Deferred to later years
	Sub-Total , 1465.1			13600	0	0	0	
	Computer Upgrade for EPC; Maint: misc. tools	1475		3200	3040	3040	800	
	Sub-Total , 1475			3200	3040	3040	800	
	Relocation Expenses	1495		1260	0	0	0	
	Sub-Total , 1495			1260	0	0	0	
	TOTAL, AMP 4			79,570	34,117	29,026	24,756	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages, page 2								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501-07 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PA046-08	A&E Services	1430		1200	7581	7581	7581	complete
	Sub-Total , 1430			1200	7581	7581	7581	
Oxford Terrace	Pkg Lot;Security Lgtg; EPC- related	1450		2610	5680	811	0	In process
	Sub-Total , 1450			2610	5680	811	0	
	Hallway flooring&painting	1460	1	13600	0	0	0	
	Kitchen, Bath & living area improvements	1460	4	30150	56712	56712	56712	complete
	Work in support of EPC	1460		0	0	0	0	
	Sub-Total , 1460			43750	56712	56712	56712	
	Ranges	1465.1		1000	0	0	0	deferred
	Sub-Total , 1465.1			1000	0	0	0	
	Computer Upgrade, EPC- related	1475		1800	1200	1200	180	In process
	Sub-Total , 1475			1800	1200	1200	180	
	Relocation Expenses	1495		800	0	0	0	deferred
	Sub-Total , 1495			800	0	0	0	
	TOTAL, AMP 8			51,160	71,173	66,304	64,473	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages, page 3								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501-07 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 25, West Chester								
3 Sites:	A&E Services	1430		7400	23760	23760	23760	complete
222 N. Church St	Sub-Total , 1430			7400	23760	23760	23760	
Locust Ct.								
Maple & Spruce Courts	Security Cameras; EPC-related	1450		8180	13753	2500	0	In process
	Sub-Total , 1450			8180	13753	2500	0	
	Roofs, pent, start	1460		6000	0	0	0	deferred
	Bath, kitchen, Living rooms, L/M/S Cts	1460	10	66000	76090	76090	76090	
	Substantial Rehabs: 222 NC	1460	4	18000	7295	7295	7295	complete
	Mechanical & Electrical Work in support of EPC	1460		31500	32180	26949	26949	In process
	Sub-Total , 1460			121500	115565	110334	110334	
	Ranges	1465.1	11 ea.	4200	0	0	0	deferred
	Sub-Total , 1465.1			4200	0	0	0	
	Computer Upgrade EPC-related	1475		2200	3760	3760	1125	In process
	Sub-Total , 1475			2200	3760	3760	1125	
	Relocation Expenses	1495		1800	0	0	0	deferred
	Sub-Total , 1495			1800	0	0	0	
	TOTAL, AMP 25			130,010	156,838	140,354	135,219	

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary					
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382		Grant Type and Number Capital Fund Program Grant No: PA26P046 501-08 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	38800	38800	38800	38800
3	1408 Management Improvements	42000	27000	17599	0
4	1410 Administration (may not exceed 10% of line 21)	38800	38800	38800	38800
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	19100	66100	61000	6100
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	44510	30100	3000	0
10	1460 Dwelling Structures	157000	161000	146523	66687
11	1465.1 Dwelling Equipment—Nonexpendable	21400	4400	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	17000	17000	13000	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	10023	5433	0	0
17	1499 Development Activities ⁴	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Srv paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	388633	388633	318722	205287
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	7900	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	8200	21765	0	0
25	Amount of line 20 Related to Energy Conservation Measures	12100	174559	174435	61000
Signature of Executive Director 		Date 09/10/09		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.

Part II: Supporting Pages, page 1								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501-0 8 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PA046-04	A&E Services	1430		7500	25100	23180	23180	Ongoing
	Sub-Total , 1430			7500	25100	23180	23180	
King Terrace & Fairview Village	Security Cameras; Courtyard renovation;EPC-related	1450		14700	11500	1140	0	Ongoing
	Sub-Total , 1450			14700		1140	0	
	Entrance Improvements	1460	1	5900	0	0	0	To ARRA
	Kitchen, Bath & living area improvements	1460	4	16000	7700	5348	5348	
	Hallway flooring (start)	1460	1 st floor	8500	2000	0	0	Ongoing
	Mechanical & Electrical Work in support of EPC	1460		29100	1200	0	0	Ongoing
	Sub-Total , 1460			59500	10900	5348	5348	
	Ranges	1465.1		10600	1700	0	0	Yet to do
	Sub-Total , 1465.1			10600	1700	0	0	
	Computer Upgrade/EPC- related; Maint: misc. tools	1475		4300	6500	4940	0	ongoing
	Sub-Total , 1475			4300	6500	4940	0	
	Relocation Expenses	1495		5023	2065	0	0	Yet to do
	Sub-Total , 1495			5023	2065	0	0	
	TOTAL, AMP 4			101,623	57765	34,608	28,528	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages, page 2								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501-08 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PA046-08	A&E Services	1430		1200	9900	9150	9150	ongoing
	Sub-Total , 1430			1200	9900	9150	9150	
Oxford Terrace	Pkg Lot/Security Lighting	1450		8200	4500	450	0	In progres
	Sub-Total , 1450			8200		450	0	
	Hallway flooring&painting	1460	1	13600	2097	0	0	Yet to do
	Kitchen, Bath & living area improvements	1460	4	9400	14803	14803	14803	
	Work in support of EPC	1460		0		0	0	
	Sub-Total , 1460			23000	16900	14803	14803	
	Ranges	1465.1		800	600	0	0	Yet to do
	Sub-Total , 1465.1			800	600	0	0	
	Computer Upgrade, EPC- related; Maint: misc. tools	1475		2700	2500	1950	0	ongoing
	Sub-Total , 1475			2700	2500	1950	0	
	Relocation Expenses	1495		1500	815	0	0	Yet to initiate
	Sub-Total , 1495			1500	815	0	0	
	TOTAL, AMP 8			37,400	35,215	26,352	23,952	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages, page 3								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501-08 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 25, West Chester								
3 Sites:	A&E Services	1430		10400	31100	28670	28670	ongoing
222 N. Church St	Sub-Total , 1430			10400	31100	28670	28670	
Locust Ct.								
Maple & Spruce Courts	Security Cameras;EPC-related	1450		21610	14100	1410	0	In progres
	Sub-Total , 1450			21610	14100	1410	0	
	Roofs, pent, start	1460		6000	0	0	0	deferred
	Bathrooms, L/M/S Cts	1460	<i>Incl in next line</i>	29000	0	0	0	
	Substantial Rehabs: M/S	1460	7	18000	53200	46536	46536	
	Mechanical & Electrical Work in support of EPC	1460	Loop & Duct Cleaning	2 1500	80000	79836	0	Ongoing
	Sub-Total , 1460			74500	133200	126372	46536	
	Ranges	1465.1	6 ea.	10000	2100	0	0	Yet to do.
	Sub-Total , 1465.1			10000	2100	0	0	
	Computer Upgrade, EPC- related; Maint: misc. tools	1475		10000	8000	6110	0	Ongoing
	Sub-Total , 1475			10000	8000	6110	0	
	Relocation Expenses	1495		3500	2554	0	0	Yet to initiate
	Sub-Total , 1495			3500	2554	0	0	
	TOTAL, AMP 25			130,010	191,054	162,562	75,206	

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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382		Grant Type and Number Capital Fund Program Grant No: PA26P046 501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: <u>1</u>) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	38800	41900			
3	1408 Management Improvements	68000	72000			
4	1410 Administration (may not exceed 10% of line 21)	38000	41900			
5	1411 Audit	0	0			
6	1415 Liquidated Damages	0	0			
7	1430 Fees and Costs	25100	27100			
8	1440 Site Acquisition	0	0			
9	1450 Site Improvement	27000	29200			
10	1460 Dwelling Structures	157000	169250			
11	1465.1 Dwelling Equipment—Nonexpendable	11400	14450			
12	1470 Non-dwelling Structures	0	0			
13	1475 Non-dwelling Equipment	13500	14200			
14	1485 Demolition	0	0			
15	1492 Moving to Work Demonstration	0	0			
16	1495.1 Relocation Costs	9033	9778			
17	1499 Development Activities ⁴	0	0			
18a	1501 Collateralization or Debt Service paid by the PHA	0	0			
18ba	9000 Collateralization or Debt Srv paid Via System of Direct Payment	0	0			
19	1502 Contingency (may not exceed 8% of line 20)	0	0			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	388633	419778			
21	Amount of line 20 Related to LBP Activities	0	0			
22	Amount of line 20 Related to Section 504 Activities	0	0			
23	Amount of line 20 Related to Security - Soft Costs	7900	7900			
24	Amount of line 20 Related to Security - Hard Costs	8200	23800			
25	Amount of line 20 Related to Energy Conservation Measures	89000	89000			
Signature of Executive Director 		Date 09/10/09		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.

Part II: Supporting Pages, page 1								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501-09 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PA046-04	A&E Services	1430		8050	8700			
	Sub-Total , 1430			8050	8700			
King Terrace & Fairview Village	Security Cameras; Courtyard renovation	1450		8600	9800			
	Sub-Total , 1450			8600	9800			
	Entrance Improvements	1460	1	12000	15000			
	Kitchen, Bath & living area improvements	1460	4	18400	22000			
	Hallway flooring (start)	1460	1 st & 2 nd floors	7500	11000			
	Mechanical & Electrical Work in support of EPC	1460		4100	4100			
	Sub-Total , 1460			42000	52100			
	Ranges	1465.1		3600	4800			
	Sub-Total , 1465.1			3600	4800			
	Office, Computer hardware Upgrade; Maint: misc. tools	1475		4300	4500			
	Sub-Total , 1475			4300	4500			
	Relocation Expenses	1495		9033	9778			
	Sub-Total , 1495			9033	9778			
	TOTAL, AMP 4			75583	89678			

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages, page 2								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501-09 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PA046-08	A&E Services	1430		5000	5400			
	Sub-Total , 1430			5000	5400			
Oxford Terrace	Parking Lot Upgrade	1450		5400	5400			
	Sub-Total , 1450			5400	5400			
	Roof Area above Community Room	1460	1	14500	14500			
	Kitchen, Bath & living area improvements	1460	4	12200	12850			
	Mechanical & Electrical Work in support of EPC	1460		2300	2300			
	Sub-Total , 1460			29000	29650			
	Ranges	1465.1		2300	2300			
	Sub-Total , 1465.1			2300	2300			
	Office, Computer hardware Upgrade; Maint: misc. tools	1475		2700	2700			
	Sub-Total , 1475			2700	2700			
	Relocation Expenses	1495		0	0			
	Sub-Total , 1495			0	0			
	TOTAL, AMP 8			44400	45450			

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages, page 3								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501-09 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 25, West Chester								
3 Sites:	A&E Services	1430		12050	13000			
222 N. Church St	Sub-Total , 1430			12050	13000			
Locust Ct.								
Maple & Spruce Courts	Security Cameras	1450		13000	14000			
	Sub-Total , 1450			13000	14000			
	Exterior Improvements, M/S	1460		12000	12000			
	Substantial Rehabs: Elderly Units	1460	2	7400	8000			
	Substantial Rehabs: Family Units	1460	2	9600	10500			
	Mechanical & Electrical Work in support of EPC	1460	Loop & Duct Cleaning	57000	57000			
	Sub-Total , 1460			86000	87500			
	Ranges: Elderly	1465.1	9	2800	3600			
	Ranges: Family	1465.1	10	2700	3750			
	Sub-Total , 1465.1			5500	7350			
	Office, Computer hardware Upgrade; Maint: misc. tools	1475		6500	7000			
	Sub-Total , 1475			6500	7000			
	Relocation Expenses	1495		0	0			
	Sub-Total , 1495			0	0			
	TOTAL, AMP 25			123050	128850			

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages, page 4

PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382		Grant Type and Number Capital Fund Program Grant No: PA26P046 501-09 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA_Wide								
	<u>Operations</u>	1406		38800	41900			
	Sub-Total , 1406			38800	41900			
	<u>Management Improvements</u>	1408						
	EPC HUD Compliance			1337	1337			
	EPC Measurement & Verification			16262	16262			
	Board & Upper Management Training at NAHRO/HUD /PHADA Conferences		1 to 3 Bd members & 1 to 3 staff; total 3 conferences	12500	12500			
	Board Training on site, in HUD procedures; strategic planning			4500	4500			
	Staff Training in HCVP & PH procedural & policy changes, esp'ly VAWA & recent PIH Notices; Finance/ Admin staff in latest HUD requirements, etc.		Approx. 15, averaging 6 hours each; in-house; some at sponsored seminars, @\$600	7200	7200			
	Computer Software, New Program (initial investment)			26201	30201			
	Sub-Total , 1408			68,000	72,000			
	<u>Administration</u>	1410						
	CFP fairshare of Salary cost & Benefits for Executive Director, Deputy Dir, & Ph Director			38800	41900			
	Sub-Total , 1410			38800	41900			
	TOTAL, PHA-Wide			\$145,600	\$155,800			

#11

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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R046 501-02 Date of CFFP:			FFY of Grant: 2002 FFY of Grant Approval: 2002	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	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	459601		459601		
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Srv 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)	459601		459601		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 09/10/09		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.

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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R046 501-03 Date of CFFP:	FFY of Grant: 2003 FFY of Grant Approval: 2003

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	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	356825		356825	
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Srv 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)	356825		356825	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date 09/10/09	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.

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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R046 501-04 Date of CFFP:	FFY of Grant: 2004 FFY of Grant Approval: 2004

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **6/30/09** Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	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	417550		417550	
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Srv 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)	417550		417550	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date 09/10/09	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.

#14

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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R046 501-05 Date of CFFP:
FFY of Grant: 2005 FFY of Grant Approval: 2005	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **6/30/09** Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	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	507974		507974	
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Srv 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)	507974		507974	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 09/10/09	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.

Part I: Summary						
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R046 501-06 Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval: 2006	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	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	132914				
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Srv 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)	132914				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 09/10/09		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.

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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R046 502-06 Date of CFFP:	FFY of Grant: 2006 FFY of Grant Approval: 2006

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	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	233122			
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Srv 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)	233122			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 09/10/09	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.

#17
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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R046 501-07 Date of CFFP:
FFY of Grant: 2007 FFY of Grant Approval: 2007	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	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	36527			
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Srv 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)	36527			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 09/10/09	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.

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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R046 502-07 Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval: 2007
--	---	---

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	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	310054			
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Srv 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)	310054			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date 09/10/09	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.

#19

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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R046 501-08 Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	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	90329				
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Srv 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)	90329				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 09/10/09		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.

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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R046 502-08 Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval: 2008	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	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	222369			
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Srv 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)	222369			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date 09/10/09	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.

421

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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R046 502-09 Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	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	172147				
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Srv 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)	172147				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 09/10/09		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.

1122

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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382		Grant Type and Number Capital Fund Program Grant No: PA26 S 046 501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	0				
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)	4436				
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	67860				
8	1440 Site Acquisition	0				
9	1450 Site Improvement	106500				
10	1460 Dwelling Structures	641950				
11	1465.1 Dwelling Equipment—Nonexpendable	10000				
12	1470 Non-dwelling Structures	0				
13	1475 Non-dwelling Equipment	0				
14	1485 Demolition	0				
15	1492 Moving to Work Demonstration	0				
16	1495.1 Relocation Costs	57000				
17	1499 Development Activities ⁴	0				
18a	1501 Collateralization or Debt Service paid by the PHA	0				
18ba	9000 Collateralization or Debt Srv paid Via System of Direct Payment	0				
19	1502 Contingency (may not exceed 8% of line 20)	0				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	887746				
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					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 09/10/09		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.

Part II: Supporting Pages, page 1								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26 S 046 501-09 Replacement Housing Factor Grant No: Date of CFFP:				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PA046-04	A&E Services	1430		25000				
	Sub-Total , 1430			25000				
<i>King Terrace & Fairview Village</i>	Front Sidwalk,patio & landscaping	1450		5500				
	Parking Lot Resurfacing			5000				
	Sub-Total , 1450			10500				
	Elevator Repair/Replacement	1460		40000				
	Brick Pointing/Repair	1460		15000				
	Kitchen Remodels	1460	25 units	100000				
	Flooring Replacement	1460	25 units	21250				
	Sub-Total , 1460			176250				
	Ranges	1465.1	25 units	10000				
	Sub-Total , 1465.1			10000				
	Relocation Expenses	1495	25 persons	15000				
	Sub-Total , 1495			15000				
	TOTAL, AMP 4			236750				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages, page 2								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26 S 046 501-09 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PA046-08	A&E Services	1430		10000				
	Sub-Total , 1430			10000				
Oxford Terrace	Parking Lot Upgrade	1450		15000				
	Sub-Total , 1450			15000				
	Elevator Renovation	1460	2	18000				
	Kitchen & Bath improvements	1460	10	40000				
	Flooring Replacement	1460	10	7500				
	Sub-Total , 1460			65500				
	Ranges	1465.1		0				
	Sub-Total , 1465.1			0				
		1475		0				
	Sub-Total , 1475			0				
	Relocation Expenses	1495	10	6000				
	Sub-Total , 1495							
	TOTAL, AMP 8			96500				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages, page 3								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26 S 046 501-09 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 25, West Chester								
3 Sites:	A&E Services	1430		32860				
222 N. Church St	Sub-Total , 1430			32860				
Locust Ct.								
Maple &	Sidewalks, 222			6000				
	Landscaping, L/M/S Courts			75000				
Spruce Courts	Sub-Total , 1450			81000				
	Elevator Complete Rehab 222			20000				
	Exterior Improvements, L/M/S, including Front entrances	1460		186200				
	Kitchen & Bath Change-out	1460	40 units	160000				
	Flooring Replacement	1460	40 units	34000				
	Sub-Total , 1460			400200				
	Sub-Total , 1465.1			0				
	Sub-Total , 1475			0				
	Relocation Expenses	1495	60 persons	36000				
	Sub-Total , 1495			36000				
	TOTAL, AMP 25			550060				

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: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382	Grant Type and Number Capital Fund Program Grant No: PA26P046 501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
--	---	---

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	41900			
3	1408 Management Improvements	65700			
4	1410 Administration (may not exceed 10% of line 21)	41900			
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	17100			
8	1440 Site Acquisition				
9	1450 Site Improvement	35800			
10	1460 Dwelling Structures	193178			
11	1465.1 Dwelling Equipment—Nonexpendable	10800			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	12500			
14	1485 Demolition	0	0		
15	1492 Moving to Work Demonstration	0	0		
16	1495.1 Relocation Costs	900			
17	1499 Development Activities ⁴	0	0		
18a	1501 Collateralization or Debt Service paid by the PHA	0	0		
18ba	9000 Collateralization or Debt Srv paid Via System of Direct Payment	0	0		
19	1502 Contingency (may not exceed 8% of line 20)	0	0		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	419,778			
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 Activities	0	0		
23	Amount of line 20 Related to Security - Soft Costs	1300			
24	Amount of line 20 Related to Security - Hard Costs	5500			
25	Amount of line 20 Related to Energy Conservation Measures	10000			

Signature of Executive Director 	Date 09/10/09	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.

Part II: Supporting Pages, page 1								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501-10 Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PA046-04	A&E Services	1430		6000				
	Sub-Total , 1430			6000				
King Terrace & Fairview Village	Retaining wall & Fire lane	1450		18600				
	Sub-Total , 1450			18600				
	Replace major plumbing systems (start)	1460		20000				
	Entrance Improvements	1460		4000				
	Living area improvements	1460		13000				
	Window Treatments	1460		5000				
	Hallway Painting	1460		16500				
	Renovate Laundry Room	1460		6000				
	Security System Upgrade	1460		6500				
	Sub-Total , 1460			70100				
	Ranges	1465.1		0				
	Sub-Total , 1465.1			0				
	Computer hardware Upgrade; Maint: misc. tools	1475		5000				
	Sub-Total , 1475			5000				
	Relocation Expenses	1495		0				
	Sub-Total , 1495			0				
	TOTAL, AMP 4			103,600				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages, page 2								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501-10 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PA046-08	A&E Services	1430		3100				
	Sub-Total , 1430			3100				
Oxford Terrace	UpgradeExterior Draining	1450		1000				
	Sub-Total , 1450			1000				
	Roof Area above Community Room	1460		3500				
	Substantial Rehabs	1460		11200				
	RenovateHallways & laundry Rooms	1460		5000				
	Sub-Total , 1460			19700				
	Ranges	1465.1	6	1800				
	Sub-Total , 1465.1			1800				
	Office, Computer hardware Upgrade; Maint: misc. tools	1475		2500				
	Sub-Total , 1475			2500				
	Relocation Expenses	1495		0				
	Sub-Total , 1495			0				
	TOTAL, AMP 8			29000				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages, page 3								
PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382			Grant Type and Number Capital Fund Program Grant No: PA26P046 501-10 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 25, West Chester								
3 Sites:	A&E Services	1430		8000				
222 N. Church St	Sub-Total , 1430			8000				
Locust Ct.								
Maple & Spruce Courts	Parking lot Re-design	1450		16200				
	Sub-Total , 1450			16200				
	Plumbing Systems Upgrade	1460		10000				
	Electrical Service Upgrade			19300				
	Exterior Improvements			15000				
	Windows Treatment		10	5000				
	Closet Doors, M/S		48	2000				
	Remodel Laundry rooms			10500				
	Rehab/replace Hallway flooring & walls, 222 & M/S			11400				
	Replace Fire Doors		8	10278				
	Security System Upgrade			19000				
	Sub-Total , 1460			99278				
	Ranges: Elderly	1465.1	10	3000				
	Ranges: Family	1465.1	10	3500				
	Sub-Total , 1465.1			6000				
	Office, Computer hardware Upgrade; Maint: misc. tools	1475		5000				
	Sub-Total , 1475			5000				
	Relocation Expenses	1495		0				
	Sub-Total , 1495			0				
				137,678				
	TOTAL, AMP 25							

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages, page 4

PHA Name: Housing Authority of the County of Chester 30 W. Barnard Street West Chester, PA, 19382		Grant Type and Number Capital Fund Program Grant No: PA26P046 501-10 Replacement Housing Factor Grant No: Date of CFFP:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA_Wide								
	<u>Operations</u>	1406		41900				
	Sub-Total , 1406			41900				
	<u>Management Improvements</u>	1408						
	Computer Upgrade – soft costs to complement Plan goal # 6.			31700				
	Board Training in latest HUD Guidance, Programs, especially Asset Management		5 members, 1 training in 2010	17200				
	Staff Training in HCVP & PH procedural & policy changes, esp'ly VAWA & recent PIH Notices; Finance/ Admin staff in latest HUD requirements, etc.		Approx. 22, averaging 8 hours each; some in-house; some at sponsored seminars	15000				
	EPC-related			3000				
	Sub-Total , 1408			66900				
	<u>Administration</u>	1410		41900				
	Sub-Total , 1410			41900				
	TOTAL, PHA-Wide							

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary

PHA Name/Number: Housing Authority of the County of Chester, PA-046		Locality (City/County & State) West Chester, Chester County, PA		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
A.	Development Number and Name	Work Statement for Year 1 FFY_2010__	Work Statement for Year 2 FFY __2011__	Work Statement for Year 3 FFY __2012__	Work Statement for Year 4 FFY __2013__	Work Statement for Year 5 FFY __2014__
A.	AMP 4, King Terrace & Fairview Village					
B.	Physical Improvements [1450;1460;1465;1490;1502]		94178	102500	103100	100400
C.	Management Improvements [1408]		20736	20864	21152	21376
A.	AMP 8, Oxford Terrace					
B.	Physical Improvements [1450;1460;1465;1490;1502]		23800	18978	19878	16678
C.	Management Improvements [1408]		13608	13692	13881	14028
A.	AMP 25: 222 N. Church St; Locust, Males & Spruce Courts					
B.	Physical Improvements [1450;1460;1465;1490;1502]		130000	123800	118900	122900
C.	Management Improvements [1408]		30456	30644	31067	31396
	<i>Agencywide</i>					
D.	PHA-Wide Non-dwelling Structures & Equip.[1470;1475]		5900	4300	6800	3000
E.	Administration [1410]		41900	41900	41900	41900
F.	Other [1430;1495.1]		17300	21200	21200	26200
G.	Operations [1406]		41900	41900	41900	41900
H.	Demolition [1485]		0	0	0	0
I.	Development [1499]		0	0	0	0
J.	Capital Fund Financing – Debt Service [n/a]		0	0	0	0
K.	Total CFP Funds		419,778	419,778	419,778	419,778
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		419,778	419,778	419,778	419,778

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2011			Work Statement for Year: 2012 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Sec	AMP 4, King Terrace & Fairview Village					
Annual Statement	Retaining Wall (1450) <i>Below is 1460 work</i>	<i>(continued from 2010)</i>	13200	Retaining Wall (1450) <i>Below is 1460 work</i>	<i>(continued)</i>	4000
	Replace Major Plumbing Systems	<i>(continued from 2010)</i>	20000	Replace Major Plumbing Systems	<i>(continued)</i>	30000
	Entranceway Improvement	1 double door/vestibule	3200	Entrance Improvement (continued)	1 double door/vestibule	2500
	Living Area Renovations	5 units	19000	Living Area Renovations	Additional 5 units	18500
	Kitchen/bath renovations	3 units	9000	Kitchen/bath renovations	3 add'l units	9000
	Hallway Refurbishment	2nd floor	14000	Hallway Refurbishment	3rd floor	20800
	Renovate Laundry Room	<i>(continued from 2010)</i>	2178	Renovate Laundry Room	<i>(continued)</i>	3000
	Security System Upgrade	<i>(continued from 2010)</i>	10600	Security System Upgrade	<i>(continued)</i>	10000
	Ranges for units (1465)	10	3000	Ranges for units (1465)	10	3700
	Contingency		0	Contingency		1000
	Subtotal of Estimated Cost		\$ 94,178	Subtotal of Estimated Cost		\$102,500

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)							
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2011</u> FFY <u>2011</u>			Work Statement for Year: <u>2012</u> FFY <u>2012</u>			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	AMP 8, Oxford Terrace						
	Exterior Drainage (1450)		2000	Exterior Drainage (1450)		900	
	<i>Below is 1460 work</i>			<i>Below is 1460 work</i>			
	Elevator Refurbishment	1	1800	Elevator Refurbishment		2400	
	Gutters/Downspouts	start	3000	Gutters/Downspouts		3000	
	Substantial Rehabs	2 units	11600	Substantial Rehabs	Add'l 2 units	11000	
	Hallways, including laundry room	start	3600	Hallways, including laundry room	continued	800	
	Ranges for units (1465)	6	1800	Ranges for units (1465)	2	700	
	Contingency		0	Contingency		178	
		Subtotal of Estimated Cost		\$ 23,800	Subtotal of Estimated Cost		\$ 18,978

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2011			Work Statement for Year: 2012 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP 25: 222 N. Church St; Locust, Maple & Spruce Courts					
Annual Statement	Parking Lot Re-design; repair;paving (1450) <i>Below is 1460 work</i>		17600	Parking Lot Re-design; repair;paving (1450) <i>Below is 1460 work</i>	(continued from 2011)	6000
	Replace Major Plumbing Systems		17600	Replace Major Plumbing Systems	(continued from 2011)	20000
	Electrical Service Major Upgrade		3000	Electrical Service Major Upgrade		4000
	Pent Roofs, Replacement	start	18300	Pent Roofs, Replacement	continued	21000
	Substantial Rehab: Elderly	4	12000	Substantial Rehab:Elderly	(4 continued)	17000
	Substantial Rehab: Family	4	16000	Substantial Rehab: Family	(4 continued)	9000
	Closet Doors		10200	Closet Doors		8500
	Window Treatment @ 222	Start	14300	Window Treatment (222 N. Church)	continued	19200
	Laundry Room Remodel		4000			
	All hallways' Upgrade	Start, 2880sf	10000	All hallways' Upgrade	continued	13500
	Ranges for units (1465)	10 ea elderly/family	7000	Ranges for units (1465)	10 ea elderly/family	4500
	Contingency		0	Contingency		1100
	Subtotal of Estimated Cost		\$ 30,456	Subtotal of Estimated Cost		\$ 30,644

Part III: Supporting Pages – Management Needs Work Statement(s) (BLI 1408)				
Work Statement for Year 1 FFY	Work Statement for Year <u>2011</u> FFY <u>2011</u>		Work Statement for Year: <u>2012</u> FFY <u>2012</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
<i>See Annual Statement</i>	AMP 4, King Terrace & Fairview Village			
	Staff training in new software		Staff training in new software	
	Staff training in new HUD rules/regulations		Staff training in new HUD rules/regulations	
	New/updated software, as needed.		New/updated software, as needed.	
	EPC-related- M&V		EPC-related- M&V	
		20740		20870
	AMP 8, Oxford Terrace		AMP 8, Oxford Terrace	
	Staff training in new software		Staff training in new software	
	Staff training in new HUD rules/regulations		Staff training in new HUD rules/regulations	
New/updated software, as needed.		New/updated software, as needed.		
EPC-related- M&V		EPC-related- M&V EPC-related- M&V	13690	
	13600			
AMP 25: 222 N. Church St; Locust, Maple & Spruce Courts		AMP 25: 222 N. Church St; Locust, Maple & Spruce Courts		
Staff training in new software		Staff training in new software		
Staff training in new HUD rules/regulations		Staff training in new HUD rules/regulations		
New/updated software, as needed.		New/updated software, as needed.		
EPC-related- M&V	30460	EPC-related- M&V EPC-related- M&V	30640	
	Subtotal of Estimated Cost	\$64,800	Subtotal of Estimated Cost	\$65,200

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year <u>2013</u> FFY <u>2013</u>		Work Statement for Year: <u>2014</u> FFY <u>2014</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	AMP 4, King Terrace & Fairview Village			
	Staff training in new software		Staff training in new software	
	Staff training in new HUD rules/regulations		Staff training in new HUD rules/regulations	
	New/updated software, as needed.		New/updated software, as needed.	
	EPC-related- M&V			
		21150		21370
	AMP 8, Oxford Terrace		AMP 8, Oxford Terrace	
	Staff training in new software		Staff training in new software	
	Staff training in new HUD rules/regulations		Staff training in new HUD rules/regulations	
	New/updated software, as needed.		New/updated software, as needed.	
	EPC-related- M&V			
		13880		14030
AMP 25: 222 N. Church St; Locust, Maple & Spruce Courts		AMP 25: 222 N. Church St; Locust, Maple & Spruce Courts		
Staff training in new software		Staff training in new software		
Staff training in new HUD rules/regulations		Staff training in new HUD rules/regulations		
New/updated software, as needed.		New/updated software, as needed.		
EPC-related- M&V				
	31070		31400	
	Subtotal of Estimated Cost	\$ 66,100	Subtotal of Estimated Cost	\$66,800