| PHA 5-Year and Annual Plan | U.S. Department of Housing and Urban Development<br>Office of Public and Indian Housing | OMB No. 2577-0226<br>Expires 4/30/2011 |
|---|---|---|

**1.0 PHA Information**

PHA Name: **Housing Authority of the County of Chester** PHA Code: **PA046**

PHA Type: ☐ Small ☐ High Performing ☒ Standard ☐ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): **01/01/2010**

**2.0 Inventory** (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: **331** Number of HCV units: **1521**

**3.0 Submission Type**

☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

**4.0 PHA Consortia** ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

| Participating PHAs | PHA Code | Program(s) Included in the Consortia | Programs Not in the Consortia | No. of Units in Each Program | |
|---|---|---|---|---|---|
| | | | | PH | HCV |
| PHA 1: | | | | | |
| PHA 2: | | | | | |
| PHA 3: | | | | | |

**5.0 5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.

**5.1 Mission.** State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: **To 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 30th, 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 no 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.** *Include statements related to these programs as applicable.*

**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 *Capital Fund Program Annual Statement/Performance and Evaluation Report,* 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 *Capital Fund Program Five-Year Action Plan,* 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).**<br>☐ 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** | **Strategy for Addressing Housing Needs.** Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. *Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.*<br>**Please see the Authority's new Five Year Plan, 2010 – 2014. Also…**<br>**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.<br>**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.<br>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. |
| **10.0** | **Additional Information.** Describe the following, as well as any additional information HUD has requested.<br>(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.**<br><br>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"<br>**"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."**<br><br>(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. |

| | |
|---|---|
| 11.0 | **Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.<br>**Documents (a) through (f) are attachments 2 through 6. Please note that there is no (e) or (g).**<br>**Documents h & (i) are attachments 7 through 24.**<br>(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)<br>(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)<br>(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)<br>(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)<br>(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)<br>(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.<br>(g) Challenged Elements<br>(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)<br>(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) |

## 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, templates50075.1 & .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

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/HCVP.*

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.

| PHA Certifications of Compliance with PHA Plans and Related Regulations | U.S. Department of Housing and Urban Development<br>Office of Public and Indian Housing<br>**Expires 4/30/2011** |
|---|---|

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning _____, 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.

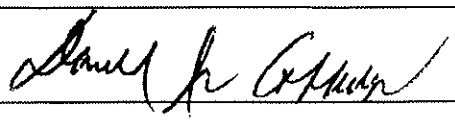
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental 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 CHESTI | PA 046 |
|---|---|
| PHA Name | PHA Number/HA Code |

_____ 5-Year PHA Plan for Fiscal Years 20$^{10}$____ - 20$^{14}$____

_____ Annual PHA Plan for Fiscal Years 20$^{10}$____ - 20____

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

| Name of Authorized Official | Title |
|---|---|
| Donald J. L. Coppedge | Chairman, Board of Commissioners |
| Signature  | Date<br>September 22, 2009 |

| **Civil Rights Certification** | **U.S. Department of Housing and Urban Development**<br>Office of Public and Indian Housing<br>**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 | Donald J. L. Coppedge | Date | 09/22/2009 |

# 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 | Title |
|---|---|
| Tonya L. Mitchell-Weston | Executive Director |
| **Signature** | **Date** |
| X | September 22, 2009 |

attach 4

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

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

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.

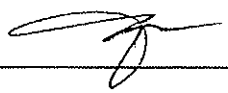
(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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 | Title |
|---|---|
| TONYA MITCHELL-WESTON | EXECUTIVE DIRECTOR |

| Signature | Date (mm/dd/yyyy) |
|---|---|
|  | 09/22/09 |

Previous edition is obsolete

**form HUD 50071** (3/98)
ref. Handboooks 7417.1, 7475.13, 7485.1, & 7485.3

Attach 5

# DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

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

| 1. Type of Federal Action: | 2. Status of Federal Action: | 3. Report Type: |
|---|---|---|
| [a] a. contract<br>b. grant<br>c. cooperative agreement<br>d. loan<br>e. loan guarantee<br>f. loan insurance | [a] a. bid/offer/application<br>b. initial award<br>c. post-award | [a] a. initial filing<br>b. material change<br>**For Material Change Only:**<br>year _____ quarter _____<br>date of last report _____ |

| 4. Name and Address of Reporting Entity: | 5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: |
|---|---|
| [x] Prime [ ] Subawardee<br>Tier _____, *if known*:<br><br>**Congressional District**, *if known*: 6,7, 16 | Housing Authority of the County of Chester<br>30 W. Barnard St., Suite 2<br>West Chester, PA 19382<br><br>**Congressional District**, *if known*: |
| **6. Federal Department/Agency:**<br>U.S. Dept of Housing & Urban Development | **7. Federal Program Name/Description:**<br><br>CFDA Number, *if applicable*: _____ |
| **8. Federal Action Number**, *if known*: | **9. Award Amount**, *if known*:<br>$ |
| **10. a. Name and Address of Lobbying Registrant**<br>(*if individual, last name, first name, MI*): | **b. Individuals Performing Services** (*including address if different from No. 10a*)<br>(*last name, first name, MI*): |

**11.** Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: _____
Print Name: Tonya L. Mitchell-Weston
Title: Executive Director
Telephone No.: 610-436-9200 Date: 9/22/09

**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.

by TUW 10/16/09
+ TUJK for PDF 3-P

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<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Grant Type and Number<br>Capital Fund Program Grant No: **PA26P046 501-06**<br>Replacement Housing Factor Grant No:<br>Date of CFFP: | FFY of Grant: 2006<br>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 - YES!

| 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 4/6/10
Signature of Public Housing Director — Date 4/8/10

[1] To be completed for the Performance and Evaluation Report. [2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations [4] RHF funds shall be included here.
**=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: | Grant Type and Number | Federal FFY of Grant: 2006 |
|---|---|---|
| Housing Authority of the County of Chester<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Capital Fund Program Grant No: **PA26P046** 501- 0 6<br>Replacement Housing Factor Grant No:<br><br>Date of CFFP: | |

| 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** | | |
| | **Sub-Total , 1430** | | | | | | | |
| | | | | | | | | |
| King Terrace & Fairview Village | Retaining Wall; Trash surround | 1450 | 1 Trash surround | 21000 | 3300 | 3300 | 3300 | Complete; but Retaining wall deferred |
| | **Sub-Total , 1450** | | | **21000** | **3300** | **3300** | **3300** | |
| | | | | | | | | |
| | Mansard Roof | 1460 | 6000sf | 23060 | 0 | 0 | 0 | Deferred |
| | Complete Renovations, incl. bath & kitchen fixtures | 1460 | 10 units, FV; 1 unit KT | 27400 | 69950 | 69950 | 69950 | Complete |
| | Handicap Unit Upgrade | 1460 | 1 unit | 0 | 14300 | 14300 | 14300 | From 501-05 |
| | Common area Flooring | 1460 | 1,565sf | 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 | 10 | 3200 | 0 | 0 | 0 | deferred |
| | **Sub-Total , 1465.1** | | | **3200** | **0** | **0** | **0** | |
| | | | | | | | | |
| | Truck, AMP's fairshare | 1475 | | 6600 | 2400 | 2400 | 2400 | complete |
| | **Sub-Total , 1475** | | | **6600** | **2400** | **2400** | **2400** | |
| | | | | | | | | |
| | Relocation Expenses | 1495 | | | | | | |
| | **Sub-Total , 1495** | | | | | | | |
| | | | | | | | | |
| | **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 | 1506 sf | 40000 | 34875 | 34875 | 34875 | Complete |
| | **Sub-Total , 1450** | | | **40000** | **34875** | **34875** | **34875** | |
| | | | | | | | | |
| | Bath&kitchen sink & fixtures | 460 | 1 unit | 25147 | 2950 | 2950 | 2950 | Complete |
| | Heating System Pumps | 1460 | 2 | 0 | 4100 | 4100 | 4100 | From 501-05; complete |
| | | 1460 | | | | | | |
| | **Sub-Total , 1460** | | | **25147** | **7050** | **7050** | **7050** | |
| | | | | | | | | |
| | Ranges | 1465.1 | 6 | 1920 | 0 | 0 | 0 | deferred |
| | **Sub-Total , 1465.1** | | | **1920** | **0** | **0** | **0** | |
| | | | | | | | | |
| | Truck, AMP's fairshare | 1475 | | 5060 | 1840 | 1840 | 1840 | complete |
| | **Sub-Total , 1475** | | | **5060** | **1840** | **1840** | **1840** | |
| | | | | | | | | |
| | Relocation Expenses | 1495 | | | | | | |
| | **Sub-Total , 1495** | | | | | | | |
| | | | | | | | | |
| | **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 |
|---|---|---|---|---|---|---|---|---|
| **AMP 25, West Chester** | | | | Original | Revised [1] | Funds Obligated[2] | Funds Expended[2] | |
| **3 Sites:** | A&E Services | 1430 | | | | | | |
| ***222 N. Church St*** | **Sub-Total , 1430** | | | **For 501-06,** | **this BLI** | **was** | **PHA-Wide** | |
| ***Locust Ct.*** | | | | | | | | |
| ***Maple &*** | Water pits | 1450 | 6 pits | 26600 | 32380 | 32380 | 32380 | Complete |
| ***Spruce Courts*** | **Sub-Total , 1450** | | | **26600** | **32380** | **32380** | **32380** | |
| | | | | | | | | |
| | Boiler Upgrade | 1460 | 1 | 7500 | 8169 | 8169 | 8169 | Complete |
| | Roofs:151 S. Adams st. | 1460 | 1 roof, partial | 26000 | 900 | 900 | 900 | Complete |
| | Kitchen&bath renovations, & new flooring 9 units Locust Ct. | 1460 | 9 | 0 | 21092 | 21092 | 21092 | Continuing |
| | Elevator Upgrade | 1460 | 1 | 0 | 6600 | 6600 | 6600 | Complete |
| | Common area Flooring | 1460 | 1416sf | 20325 | 8825 | 8825 | 8825 | Complete |
| | **Sub-Total , 1460** | | | **53825** | **45586** | **45586** | **45586** | |
| | | | | | | | | |
| | Ranges & Refrigerators | 1465.1 | 8 | 2680 | 0 | 0 | 0 | deferred |
| | **Sub-Total , 1465.1** | | | **2680** | **0** | **0** | **0** | |
| | | | | | | | | |
| | Truck, AMP's fairshare | 1475 | | 10340 | 3760 | 3760 | 3760 | complete |
| | **Sub-Total , 1475** | | | **10340** | **3760** | **3760** | **3760** | |
| | | | | | | | | |
| | Relocation Expenses | 1495 | | | | | | |
| | **Sub-Total , 1495** | | | | | | | |
| | | | | | | | | |
| | **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<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Grant Type and Number<br>Capital Fund Program Grant No: PA26P046 501-07<br>Replacement Housing Factor Grant No:<br>Date of CFFP: | FFY of Grant: 2007<br>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 [2] | |
|---|---|---|---|---|---|
| | | 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 Lesley J. Klein Date ~~09/10/09~~ 4/6/10

Signature of Public Housing Director Diane B. Bulford Date 4/8/10

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



form HUD-50075.1 (4/2008)

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** 501-07 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] | |
| **PA046-04** | A&E Services | 1430 | | 5400 | 19210 | 19210 | 19210 | complete |
| | **Sub-Total , 1430** | | | **5400** | **19210** | **19210** | **19210** | |
| | | | | | | | | |
| King Terrace & | Security Cameras | 1450 | 4 cameras | 3610 | 5091 | 0 | 0 | ongoing |
| Fairview Village | EPC:on-site storage | 1450 | | 3000 | 2030 | 2030 | 0 | ongoing |
| | **Sub-Total , 1450** | | | **6610** | **7121** | **2030** | **0** | |
| | | | | | | | | |
| | Entrance Improvements | 1460 | 1 | 5900 | 0 | 0 | 0 | deferred |
| | Kitchen&Bath fixtures upgrade | 1460 | 4 | 16000 | 4746 | 4746 | 4746 | complete |
| | Hallway flooring (start) | 1460 | 1320sf (1st flr) | 8500 | 0 | 0 | 0 | deferred |
| | Mechanical & Electrical Work in support of EPC | 1460 | | 29100 | 0 | 0 | 0 | Not required |
| | **Sub-Total , 1460** | | | **59500** | **4746** | **4746** | **4746** | |
| | | | | | | | | |
| | Ranges | 1465.1 | 10 | 3600 | 0 | 0 | 0 | Deferred to later years |
| | **Sub-Total , 1465.1** | | | **3600** | **0** | **0** | **0** | |
| | | | | | | | | |
| | EPC:Computer-based utility systems monitoring | 1475 | | 3200 | 3040 | 3040 | 800 | ongoing |
| | **Sub-Total , 1475** | | | **3200** | **3040** | **3040** | **800** | |
| | | | | | | | | |
| | Relocation Expenses | 1495 | | 1260 | 0 | 0 | 0 | deferred |
| | **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 | Security Lighting | 1450 | 2 cameras w/lights | 1610 | 4879 | 0 | 0 | In process |
| | EPC-On-site storage | 1450 | | 1000 | 801 | 801 | 0 | In process |
| | **Sub-Total , 1450** | | | **2610** | **5680** | **801** | **0** | |
| | | | | | | | | |
| | Hallway flooring | 1460 | 1272sf | 3600 | 0 | 0 | 0 | deferred |
| | Complete Renovation:Kitchen, Bath – cabinets & fixtures, flooring throughout units | 1460 | 4 | 30150 | 56712 | 56712 | 56712 | complete |
| | Work in support of EPC | 1460 | | 0 | 0 | 0 | 0 | Not required |
| | **Sub-Total , 1460** | | | **43750** | **56712** | **56712** | **56712** | |
| | | | | | | | | |
| | Ranges | 1465.1 | | 1000 | 0 | 0 | 0 | deferred |
| | **Sub-Total , 1465.1** | | | **1000** | **0** | **0** | **0** | |
| | | | | | | | | |
| | EPC:Computer-based utility systems monitoring | 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** | **66294** | **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 |
|---|---|---|---|---|---|---|---|---|
| **AMP 25, West Chester** | | | | Original | Revised [1] | Funds Obligated[2] | Funds Expended[2] | |
| **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 &*** | Security Cameras | 1450 | 4 cameras | 5610 | 11243 | 0 | 0 | In process |
| | EPC: On-site storage | 1450 | | 2510 | 2510 | 2510 | 0 | In process |
| ***Spruce Courts*** | **Sub-Total , 1450** | | | **8180** | **13753** | **2510** | **0** | |
| | | | | | | | | |
| | Roofs, pent, start | 1460 | | 6000 | 0 | 0 | 0 | deferred |
| | Bath& kitchen fixtures, new drywall; smoke detectors, flooring (LC) | 1460 | 9 units | 66000 | 76090 | 76090 | 76090 | complete |
| | Substantial Rehabs: (222 NC) bath&kitchen fixtures; flooring | 1460 | 4 units | 18000 | 7295 | 7295 | 7295 | complete |
| | EPC: By-Pass Loop Insulation | 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** | |
| | | | | | | | | |
| | EPC:Computer-based utility systems monitoring | 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** | **140364** | **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 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 501-07** 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 |
|---|---|---|---|---|---|---|---|---|
| **PHA_Wide** | | | | Original | Revised [1] | Funds Obligated[2] | Funds Expended[2] | |
| | Operations | 1406 | | 38200 | 38200 | 38200 | 38200 | |
| | | | | | | | | |
| | **Sub-Total , 1406** | | | **38200** | **38200** | **38200** | **38200** | |
| | | | | | | | | |
| | Management Improvements | 1408 | | | | | | |
| | EPC: Consultant Services, Final Payment | 1408 | *see Narrative* | 1875 | 1875 | 1875 | 1875 | |
| | EPC Resident Training | 1408 | *see Narrative* | 0 | 16106 | 8053 | 8053 | |
| | EPC: Software costs for computer-based facility mgt. | 1408 | *see Narrative* | 6223 | 18223 | 11767 | 11767 | |
| | Board & Upper Management Training at NAHRO/HUD /PHADA Conferences | 1408 | 1 Bd member or 1 staff; .total 2 conferences | 3900 | 3000 | | | |
| | Staff Training in HCVP & PH procedural & policy changes, esp'ly VAWA & recent PIH Notices; Finance/ Admin staff in latest HUD requirements, etc. | 1408 | Approx. 10, averaging 6 hours each; in-house; | 1200 | 1200 | | | |
| | Computer Software, New Program (initial investment) | 1408 | | 5695 | 3701 | | | |
| | **Sub-Total , 1408** | | | **42000** | **27000** | **17599** | **0** | |
| | | | | | | | | |
| | Administration | | | | | | | |
| | CFP fairshare of Salary cost & Benefits for Executive Director, Deputy Dir, & PH Director | 1410 | | 38800 | 38800 | 38800 | 38800 | |
| | | | | | | | | |
| | **Sub-Total , 1410** | | | **38800** | **38800** | **38800** | **38800** | |
| | | | | | | | | |
| | | | | | | | | |
| | **TOTAL, PHA-Wide** | | | **$119,600.00** | **$104,6000** | **95199** | **77600** | |

Narrative for BLI 1408

EPC Resident Training
HACC's contribution to the EPC effort – training residents about the new systems.

EPC Software for Computer-based Facility Management
HACC's contribution to the EPC effort – the software costs of the facility management system to afford monitoring of all systems from central location.

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<br>30 W. Barnard Street<br>West Chester, PA. 19382 | Grant Type and Number<br>Capital Fund Program Grant No: PA26P046 501-08<br>Replacement Housing Factor Grant No:<br>Date of CFFP: | FFY of Grant: 2008<br>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] | 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 4/6/10
Signature of Public Housing Director — Date 4/8/10

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

Part II: Supporting Pages, page 1

| PHA Name: | Grant Type and Number | Federal FFY of Grant: 2008 |
|---|---|---|
| Housing Authority of the County of Chester<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Capital Fund Program Grant No: **PA26P046 501-0 8**<br>Replacement Housing Factor Grant No:<br><br>Date of CFFP: | |

| 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 | EPC: On-site storage | 1450 | | 1140 | 1140 | 1140 | 0 | |
| | Landscaping KT's hillside | 1450 | | 13560 | 10360 | 0 | 0 | |
| | **Sub-Total , 1450** | | | **14700** | **11500** | **1140** | **0** | |
| | | | | | | | | |
| | Entrance Improvements | 1460 | 1 | 5900 | 0 | 0 | 0 | To ARRA |
| | KitnCabs/Fl'ring...Complete Rehab | 1460 | 4---1 unit,# 421 | 16000 | 7700 | 5348 | 5348 | complete |
| | Hallway Flooring | 1460 | 2300sf | 8500 | 3200 | 0 | 0 | Yet to do |
| | EPC: Mech. & Elec. | 1460 | | 29100 | 0 | 0 | 0 | Not Required |
| | **Sub-Total , 1460** | | | **59500** | **10900** | **5348** | **5348** | |
| | | | | | | | | |
| | Ranges | 1465.1 | 26 | 10600 | 1700 | 0 | 0 | Yet to do |
| | **Sub-Total , 1465.1** | | | **10600** | **1700** | **0** | **0** | |
| | | | | | | | | |
| | EPC: Computer-Based utility systems monitoring | 1475 | | 3500 | 5250 | 4940 | 0 | ongoing |
| | AMP fairshare, Maint. Equip* | 1475 | Snake w/camera.. | 800 | 1250 | 0 | 0 | |
| | **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 | Parking Lot Resurfacing | 1450 | | 7750 | 4050 | 0 | 0 | |
| | EPC: On-site storage | 1450 | | 450 | 450 | 450 | 0 | |
| | **Sub-Total , 1450** | | | **8200** | **4500** | **450** | **0** | |
| | | | | | | | | |
| | Hallway flooring | 1460 | 1,272sf | 13600 | 2097 | 0 | 0 | Yet to do |
| | Complete renovation of units: kitchen, bath & flooring | 1460 | 4 units | 9400 | 14803 | 14803 | 14803 | Complete |
| | Work in support of EPC | 1460 | | 0 | 0 | 0 | 0 | Not Required |
| | **Sub-Total , 1460** | | | **23000** | **16900** | **14803** | **14803** | |
| | | | | | | | | |
| | Ranges | 1465.1 | 2 | 800 | 600 | 0 | 0 | Yet to do |
| | **Sub-Total , 1465.1** | | | **800** | **600** | **0** | **0** | |
| | | | | | | | | |
| | EPC: Computer -Based Utility systems Monitoring | 1475 | | 1950 | 1950 | 1950 | 0 | ongoing |
| | AMP fairshare, Maint. Equip* | 1475 | Paint Sprayer... | 750 | 550 | 0 | 0 | |
| | **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** | |
| | | | | | | | | |
| | *1475*=different items named but ..insufficient space* | *use for all AMPs* | | | | | | |

[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: | Grant Type and Number | Federal FFY of Grant: 2008 |
|---|---|---|
| Housing Authority of the County of Chester<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Capital Fund Program Grant No: **PA26P046 501-08**<br>Replacement Housing Factor Grant No:<br><br>Date of CFFP: | |

| 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 |
|---|---|---|---|---|---|---|---|---|
| **AMP 25, West Chester** | | | | Original | Revised [1] | Funds Obligated[2] | Funds Expended[2] | |
| **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 &*** | EPC: On-site Storage | 1450 | | 1410 | 1410 | 1410 | 0 | In process |
| ***Spruce Courts*** | Landscaping, all of 222 | 1450 | 1,800sf | 20200 | 12690 | 0 | 0 | Yet to do |
| | **Sub-Total , 1450** | | | **21610** | **14100** | **1410** | **0** | |
| | | | | | | | | |
| | Complete renovation of elderly/disabled at M/S | 1460 | 7 | 47000 | 41500 | 34988 | 34988 | Complete |
| | Complete renovation of 311 E. Barnard St. | 1460 | 1 | 0 | 11700 | 11638 | 11638 | Complete |
| | EPC:Mechanical Work in support of EPC | 1460 | Loop & Duct Cleaning | 21500 | 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** | |
| | | | | | | | | |
| | EPC:Computer-based utility systems monitoring | 1475 | | 6110 | 6110 | 6110 | 0 | Ongoing |
| | AMP fairshare, Maint. Equip* | 1475 | Paint Sprayer & drill | 3890 | 1890 | 0 | 0 | |
| | **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.

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 501-08** 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 |
|---|---|---|---|---|---|---|---|---|
| **PHA_Wide** | | | | Original | Revised [1] | Funds Obligated[2] | Funds Expended[2] | |
| | Operations | 1406 | | 38800 | 38800 | 38800 | 38800 | |
| | | | | | | | | |
| | **Sub-Total , 1406** | | | **38800** | **38800** | **38800** | **38800** | |
| | | | | | | | | |
| | *Management Improvements* | 1408 | | | | | | |
| | EPC HUD Compliance | 1408 | *see Narrative* | 1337 | 1337 | 1337 | | |
| | EPC Measurement & Verification | 1408 | *see Narrative* | 16262 | 16262 | 16262 | | |
| | EPC Resident Training | 1408 | *see Narrative* | 5106 | 0 | 0 | | |
| | EPC: Software costs for computer-based facility mgt. | 1408 | *see Narrative* | 7000 | 0 | 0 | | |
| | Board & Upper Management Training at NAHRO/HUD /PHADA Conferences | 1408 | 1 Bd member or 1 staff; .1 conference | 3900 | 3000 | 0 | | |
| | Board Training on site, in HUD procedures; strategic planning | 1408 | The Board | 1500 | 1500 | 0 | | |
| | Staff Training in HCVP & PH procedural & policy changes, esp'ly VAWA & recent PIH Notices; Finance/ Admin staff in latest HUD requirements, etc. | 1408 | Approx. 6, averaging 4 hours each; in-house; | 1200 | 1200 | 0 | | |
| | Computer Software, New Program (initial investment) | 1408 | | 5695 | 3701 | 0 | | |
| | **Sub-Total , 1408** | | | **42000** | **27000** | **17599** | **0** | |
| | | | | | | | | |
| | Administration | 1410 | | | | | | |
| | CFP fairshare of Salary cost & Benefits for Executive Director, Deputy Dir, & PH Director | | | 38800 | 38800 | 38800 | 38800 | |
| | | | | | | | | |
| | **Sub-Total , 1410** | | | **38800** | **38800** | **38800** | **38800** | |
| | | | | | | | | |
| | | | | | | | | |
| | **TOTAL, PHA-Wide** | | | **$119,600.00** | **$104,6000** | **95199** | **77600** | |

Narrative for BLI 1408

EPC HUD Compliance.
These funds, $1,337, will be used to cover the costs of the EPC's (Johnson Controls/JCI) work in undertaking the analysis and preparation of all required HUD documentation in order to verify that financial documentation, work items, and implementation activities have been carried out in compliance with EPC regulations.

EPC Measurement & Verification
These funds, $16,262, will be used to cover the the initial costs (Implementation year) of JCI's work in undertaking the measurement of each type of savings and the certification thereof to ensure that the actual energy savings match the proposed energy savings. This yearly requirement is funded for the years 1 – 15 through the EPC financing program and is clearly indicated in the ProForma.

EPC Resident Training
These funds had been budgeted for 501-08; however these costs have now been incurred in 501-07 .

EPC Software for Computer-based Facility Management
These funds had been budgeted for 501-08; however these costs have now been incurred in 501-07 .

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 1: Summary

| PHA Name: Housing Authority of the County of Chester<br>50 W. Barnard Street<br>West Chester, PA, 19382 | Grant Type and Number<br>Capital Fund Program Grant No: PA26P046 501-09<br>Replacement Housing Factor Grant No:<br>Date of CFFP: | FFY of Grant: 2009<br>FFY of Grant Approval: 2009 |
|---|---|---|

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☑ Revised Annual Statement (revision no: 2 )
☑ Performance and Evaluation Report for Period Ending: ☐ 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 | 27800 | | |
| 10 | 1460 Dwelling Structures | 157000 | 170650 | | |
| 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 4/6/10
Signature of Public Housing Director — Date 4/8/10

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

Part II: Supporting Pages, page 1

| PHA Name: | Grant Type and Number | Federal FFY of Grant: 2009 |
|---|---|---|
| Housing Authority of the County of Chester<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Capital Fund Program Grant No: **PA26P046 501-09**<br>Replacement Housing Factor Grant No:<br><br>Date of CFFP: | |

| 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 | Courtyard renovation | 1450 | 3750sf concrete; gazebo/table/chairs | 8600 | 9800 | | | |
| | **Sub-Total , 1450** | | | **8600** | **9800** | | | |
| | | | | | | | | |
| | Entrance Improvements | 1460 | Vestibule:3 doors, framing w/glass; signage | 12000 | 15000 | | | |
| | Kitchen, Bath & living area improvements | 1460 | 4 units:new kitchen & bath cabinets; 128sf ea. | 18400 | 22000 | | | |
| | Hallway flooring (start) | 1460 | 11,664sf (3 floors) | 7500 | 11000 | | | |
| | Security Cameras | 1460 | 5 | 4100 | 4100 | | | |
| | **Sub-Total , 1460** | | | **42000** | **52100** | | | |
| | | | | | | | | |
| | Ranges | 1465.1 | 12 (KT) | 3600 | 4800 | | | |
| | **Sub-Total , 1465.1** | | | **3600** | **4800** | | | |
| | | | | | | | | |
| | Computer hardware Upgrade; | 1475 | Increase server capacity; | 3300 | 3500 | | | |
| | Maint: misc. tools (both–fair-share to be used by all sites) | 1475 | pressure washer-1; snake w/camera-1; drills-4 | 1000 | 1000 | | | |
| | **Sub-Total , 1475** | | | **4300** | **4500** | | | |
| | | | | | | | | |
| | Relocation Expenses | 1495 | Approx.12–15 persons | 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: | Grant Type and Number | Federal FFY of Grant: 2010 |
|---|---|---|
| Housing Authority of the County of Chester<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Capital Fund Program Grant No: **PA26P046 501-09**<br>Replacement Housing Factor Grant No:<br><br>Date of CFFP: | |

| 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 | 6840sf | 5400 | 5400 | | | |
| | **Sub-Total , 1450** | | | **5400** | **5400** | | | |
| | | | | | | | | |
| | Roof Area above Community Room | 1460 | 440sf | 15800 | 15800 | | | |
| | Kitchen, Bath & living area improvements | 1460 | 4 units:new kitchen & bath cabinets; 130sf ea. | 13200 | 13850 | | | |
| | **Sub-Total , 1460** | | | **29000** | **29650** | | | |
| | | | | | | | | |
| | Ranges | 1465.1 | 6 ea. | 2300 | 2300 | | | |
| | **Sub-Total , 1465.1** | | | **2300** | **2300** | | | |
| | | | | | | | | |
| | Computer hardware Upgrade; | 1475 | Increase server capacity; | 1700 | 1700 | | | |
| | Maint: misc. tools (both--fair-share to be used by all sites) | 1475 | pressure washer; snake w/camera; drills.*See AMP 4* | 1000 | 1000 | | | |
| | **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 | | Statu Work |
|---|---|---|---|---|---|---|---|---|
| **AMP 25, West Chester** | | | | Original | Revised [1] | Funds Obligated[2] | Funds Expended[2] | |
| **3 Sites:** | A&E Services | 1430 | | 12050 | 13000 | | | |
| ***222 N. Church St*** | **Sub-Total , 1430** | | | **12050** | **13000** | | | |
| ***Locust Ct.*** | | | | | | | | |
| ***Maple &*** | Security Cameras | 1450 | Reclassify to 1460 | 13000 | 0 | | | |
| ***Spruce Courts*** | **Sub-Total , 1450** | | | **13000** | **0** | | | |
| | | | | | | | | |
| | Exterior Improvements, M/S | 1460 | 9321sf/ siding | 12000 | 12000 | | | |
| | Substantial Rehabs: Elderly Units | 1460 | 2 units: new kitchen & bath cabinets; flooring 130sf ea. | 7400 | 8000 | | | |
| | Substantial Rehabs: Family Units (start) | 1460 | 1-2 units: new kitchen & bath cabinets; fl'ring 360sf ea. | 9600 | 10500 | | | |
| | Mechanical & Electrical Work in support of EPC | 1460 | Loop & Duct Cleaning | 57000 | 57000 | | | |
| | Security Cameras | | 16 cameras | 0 | 14000 | | | |
| | **Sub-Total , 1460** | | | **86000** | **101,500** | | | |
| | | | | | | | | |
| | Ranges: Elderly | 1465.1 | 9 | 2800 | 3600 | | | |
| | Ranges: Family | 1465.1 | 10 | 2700 | 3750 | | | |
| | **Sub-Total , 1465.1** | | | **5500** | **7350** | | | |
| | | | | | | | | |
| | Computer hardware Upgrade; | 1475 | Increase server capacity; | 4500 | 5000 | | | |
| | Maint: misc. tools (both–fair-share to be used by all sites) | 1475 | pressure washer; snake w/camera;drills.*See AMP 4* | 2000 | 2000 | | | |
| | **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.

| 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 |
|---|---|---|---|---|---|---|---|---|
| **PHA_Wide** | | | | Original | Revised [1] | Funds Obligated[2] | Funds Expended[2] | |
| | Operations | 1406 | | 38800 | 41900 | | | |
| | | | | | | | | |
| | **Sub-Total , 1406** | | | **38800** | **41900** | | | |
| | | | | | | | | |
| | Management Improvements | 1408 | | | | | | |
| | EPC HUD Compliance | *1408* | *see Narrative* | 1337 | 1337 | | | |
| | EPC Measurement & Verification | 1408 | *see Narrative* | 16262 | 16262 | | | |
| | Board & Upper Management Training at NAHRO/HUD /PHADA Conferences | 1408 | 1 to 3 Bd members & 1 to 3 staff; max.total 3 conferences | 12500 | 12500 | | | |
| | Board Training on site, in HUD procedures; strategic planning | 1408 | | 4500 | 4500 | | | |
| | Staff Training in HCVP & PH procedural & policy changes, esp'ly VAWA & recent PIH Notices; Finance/ Admin staff in latest HUD requirements, etc. | 1408 | Approx. 15, averaging 6 hours each; in-house; some at sponsored seminars, @$600 | 7200 | 7200 | | | |
| | | | | | | | | |
| | Computer Software, New Program (initial investment) | 1408 | | 26201 | 30201 | | | |
| | **Sub-Total , 1408** | | | **68,000** | **72,000** | | | |
| | | | | | | | | |
| | Administration | 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** | | | |

Narrative for BLI 1408

EPC HUD Compliance.
These funds, $1,337, will be used to cover the costs of the EPC's (Johnson Controls/JCI) work in undertaking the analysis and preparation of all required HUD documentation in order to verify that financial documentation, work items, and implementation activities have been carried out in compliance with EPC regulations.

EPC Measurement & Verification
These funds, $16,262, will be used to cover the the initial costs (Implementation year) of JCI's work in undertaking the measurement of each type of savings and the certification thereof to ensure that the actual energy savings match the proposed energy savings. This yearly requirement is funded for the years 1 – 15 through the EPC financing program and is clearly indicated in the ProForma.

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<br>30 W. Barnard Street<br>West Chester, PA. 19382 | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: **PA26R046 501-02**<br>Date of CFFP: | FFY of Grant: 2002<br>FFY of Grant Approval: 2002 |
|---|---|---|

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] | 459601 | | 459601 | 237552 |
| 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** | 237552 |
| 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 4/6/10
Signature of Public Housing Director — Date 4/8/10

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations [4] RHF funds shall be included here.

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

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

Part 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: Replacement Housing Factor Grant No: **PA26R046 501-02** Date of CFFP: | Federal FFY of Grant: 2002 |
|---|---|---|

| 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 4 | **Construction of 10 Townhouses, replacement family housing..in pre-construction phase** | 1499 | | **459601** | | 459601 | 237552 | Phase I complete; phase 2 in pre-construction phase |
| | This is Year 1of Increment I | | | | | | | |
| | Accumulating full five years | | | | | | | |

[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<br>30 W. Barnard Street<br>West Chester, PA. 19382 | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: **PA26R046 501-03**<br>Date of CFFP: | FFY of Grant: 2003<br>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 4/6/10
Signature of Public Housing Director — Date 4/8/10

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

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: Replacement Housing Factor Grant No: **PA26R046 501-03** Date of CFFP: | Federal FFY of Grant: 2003 |
|---|---|---|

| 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 4 | **Construction of 10 Townhouses, replacement family housing..in pre-construction phase** | 1499 | | **356825** | | **356825** | | Phase I complete; phase 2 in pre-construction phase |
| | This is Year 2 of Increment I | | | | | | | |
| | Accumulating full five years | | | | | | | |

[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<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: PA26R046 501-04<br>Date of CFFP: | FFY of Grant: 2004<br>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<br>[signature] | Date<br>4/6/10 | Signature of Public Housing Director<br>[signature] | Date<br>4/8/11 |

[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



form HUD-50075.1 (4/2008)

[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 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: Replacement Housing Factor Grant No: **PA26R046 501-04** Date of CFFP: | Federal FFY of Grant: 2004 |
|---|---|---|

| 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 4 | **Construction of 10 Townhouses, replacement family housing..in pre-construction phase** | 1499 | | **417550** | | **417550** | | Phase I complete; phase 2 in pre-construction phase |
| | This is Year 3 of Increment I | | | | | | | |
| | Accumulating full five years | | | | | | | |

[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<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: **PA26R046 501-05**<br>Date of CFFP: | FFY of Grant: 2005<br>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 4/18/10
Signature of Public Housing Director — Date 4/18/10

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations [4] RHF funds shall be included here.

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

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

Part 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: Replacement Housing Factor Grant No: **PA26R046 501-05** Date of CFFP: | Federal FFY of Grant: 2005 |
|---|---|---|

| 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 4 | **Construction of 10 Townhouses, replacement family housing..in pre-construction phase** | 1499 | | **507974** | | **507974** | | Phase I complete; phase 2 in pre-construction phase |
| | This is Year 4 of Increment I | | | | | | | |
| | Accumulating full five years | | | | | | | |

[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<br>30 W. Barnard Street<br>West Chester, PA 19382 | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: **PA26R046 501-06**<br>Date of CFFP: | FFY of Grant: 2006<br>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] | 132914 | | 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** | | **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<br>Kathy J. Klein | Date<br>4/6/10 | Signature of Public Housing Director<br>Denise G. Beighton | Date 4/8/10 |



form HUD-50075.1 (4/2008)

[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]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 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: Replacement Housing Factor Grant No: **PA26R046 501-06** 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 4 | **Construction of 10 Townhouses, replacement family housing..in pre-construction phase** | 1499 | | **132914** | | **132914** | | Phase I complete; phase 2 in pre-construction phase |
| | This is Year 5 of Increment I | | | | | | | |
| | Accumulating full five years | | | | | | | |

[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<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: PA26R046 502-06<br>Date of CFFP: | FFY of Grant: 2006<br>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 [signature] Date 4/6/10 | Signature of Public Housing Director [signature] Date 4/8/10

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

[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 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: Replacement Housing Factor Grant No: **PA26R046 502-06** 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 4 | **Construction of 11 Townhouses** | 1499 | | **233122** | | | | |
| | This is Year 1 of Increment II | | | | | | | |
| | Accumulating full Five years | | | | | | | |

[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<br>30 W. Barnard Street<br>West Chester, PA. 19382 | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: PA26R046 501-07<br>Date of CFFP: | FFY of Grant: 2007<br>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 4/6/10
Signature of Public Housing Director — Date 4/8/10

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations [4] RHF funds shall be included here.

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

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

Part 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: Replacement Housing Factor Grant No: **PA26R046 501-07** 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 4 | **Construction of 10 Townhouses** | 1499 | | **36527** | | | | |
| | This is Year 1 of Increment I "B" | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

[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<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: **PA26R046 502-07**<br>Date of CFFP: | FFY of Grant: 2007<br>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 4/6/10
Signature of Public Housing Director — Date 4/6/10

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations [4] RHF funds shall be included here.

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

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

Part 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: Replacement Housing Factor Grant No: **PA26R046 502-07** 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 4 | **Construction of 11 Townhouses** | 1499 | | **310054** | | | | |
| | This is Year 2 of Increment II | | | | | | | |
| | Accumulating full Five years | | | | | | | |

[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<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: **PA26R046 501-08**<br>Date of CFFP: | FFY of Grant: 2008<br>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] | 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 | Signature of Public Housing Director | Date |
|---|---|---|---|
| Kathy A. Klein | 4/6/10 | | 4/8/10 |

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

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations [4] RHF funds shall be included here.

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

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

Part 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: Replacement Housing Factor Grant No: **PA26R046 501-08** 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 4 | **Construction of 10 Townhouses** | 1499 | | **90329** | | | | |
| | This is Year 2 of Increment I "B" | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

[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<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: **PA26R046 502-08**<br>Date of CFFP: | FFY of Grant: 2008<br>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<br>Kathy J Klein | Date<br>4/6/10 | Signature of Public Housing Director<br>Jeanne G. Bellflow | Date 4/8/10 |

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



form HUD-50075.1 (4/2008)

[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 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: Replacement Housing Factor Grant No: **PA26R046 502-08** 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 4 | **Construction of 11 Townhouses** | 1499 | | **222369** | | | | |
| | This is Year 3 of Increment II | | | | | | | |
| | Accumulating full Five years | | | | | | | |

[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<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: **PA26R046 502-09**<br>Date of CFFP: | FFY of Grant: 2009<br>FFY of Grant Approval: 2009 |
|---|---|---|

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

| Line | 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 | Signature of Public Housing Director | Date |
|---|---|---|---|
| [signature] | 4/6/10 | [signature] | 4/8/10 |

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



form HUD-50075.1 (4/2008)

[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 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: Replacement Housing Factor Grant No: **PA26R046 502-09** 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 4 | **Construction of 11 Townhouses** | 1499 | | **172147** | | | | |
| | This is Year 3 of Increment II | | | | | | | |
| | Accumulating full Five years | | | | | | | |

[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<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Grant Type and Number<br>Capital Fund Program Grant No: PA26 S 046 501-09<br>Replacement Housing Factor Grant No:<br>Date of CFFP: | FFY of Grant: 2009<br>FFY of Grant Approval: 2009 |
|---|---|---|

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☑ Revised Annual Statement (revision no: #1 )
☑ 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 | 0 | 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 | 16868 | | |
| 5 | 1411 Audit | 0 | 0 | | |
| 6 | 1415 Liquidated Damages | 0 | 0 | | |
| 7 | 1430 Fees and Costs | 67860 | 120000 | | |
| 8 | 1440 Site Acquisition | 0 | 0 | | |
| 9 | 1450 Site Improvement | 106500 | 72480 | | |
| 10 | 1460 Dwelling Structures | 641950 | 678398 | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | 0 | 0 | | |
| 13 | 1475 Non-dwelling Equipment | 0 | 0 | | |
| 14 | 1485 Demolition | 0 | 0 | | |
| 15 | 1492 Moving to Work Demonstration | 0 | 0 | | |
| 16 | 1495.1 Relocation Costs | 57000 | 0 | | |
| 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) | 887746 | 887746 | | |
| 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 | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | |

Signature of Executive Director Kathy L. Klein Date 4/6/10 | Signature of Public Housing Director Dennis D. Leighton Date 4/8/10

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

Part II: Supporting Pages, page 1

| PHA Name: | Grant Type and Number | Federal FFY of Grant: 2009 |
|---|---|---|
| Housing Authority of the County of Chester<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Capital Fund Program Grant No: **PA26 S 046 501-09**<br>Replacement Housing Factor Grant No:<br><br>Date of CFFP: | |

| 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 | 43200 | | | |
| | **Sub-Total , 1430** | | | **25000** | **43200** | | | |
| | | | | | | | | |
| *King Terrace & Fairview Village* | Front Entranceway Complete Renov, incl Pkg Lot | 1450 | | 5500 | 70400 | | | |
| | Parking Lot Resurfacing(seeabove) | | | 5000 | **0** | | | |
| | **Sub-Total , 1450** | | | **10500** | **70400** | | | |
| | | | | | | | | |
| | Elevator Repair/Replacement | 1460 | | 40000 | 198000 | | | |
| | Brick Pointing/Repair | 1460 | | 15000 | 0 | | | |
| | Kitchen Remodels | 1460 | 25 units | 100000 | 0 | | | |
| | Flooring Replacement | 1460 | 25 units | 21250 | 0 | | | |
| | **Sub-Total , 1460** | | | **176250** | **198000** | | | |
| | | | | | | | | |
| | Ranges | 1465.1 | 25 units | 10000 | 0 | | | |
| | **Sub-Total , 1465.1** | | | **10000** | **0** | | | |
| | | | | | | | | |
| | Relocation Expenses | 1495 | 25 persons | 15000 | 0 | | | |
| | **Sub-Total , 1495** | | | **15000** | **0** | | | |
| | | | | | | | | |
| | **TOTAL, AMP 4** | | | **236750** | **311600** | | | |
| | | | | | | | | |

[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 | 4800 | | | |
| | **Sub-Total , 1430** | | | **10000** | **4800** | | | |
| | | | | | | | | |
| Oxford Terrace | Parking Lot Upgrade | 1450 | | 15000 | 2080 | | | |
| | **Sub-Total , 1450** | | | **15000** | **2080** | | | |
| | | | | | | | | |
| | Elevator Renovation | 1460 | 2 | 18000 | 24100 | | | |
| | Kitchen & Bath improvements | 1460 | 10 | 40000 | 0 | | | |
| | Flooring Replacement | 1460 | 10 | 7500 | 0 | | | |
| | **Sub-Total , 1460** | | | **65500** | **24100** | | | |
| | | | | | | | | |
| | Ranges | 1465.1 | | 0 | 0 | | | |
| | **Sub-Total , 1465.1** | | | **0** | **0** | | | |
| | | | | | | | | |
| | | 1475 | | 0 | 0 | | | |
| | **Sub-Total , 1475** | | | **0** | **0** | | | |
| | | | | | | | | |
| | Relocation Expenses | 1495 | 10 | 6000 | 0 | | | |
| | **Sub-Total , 1495** | | | | | | | |
| | | | | | | | | |
| | **TOTAL, AMP 8** | | | **96500** | **30980** | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

[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 |
|---|---|---|---|---|---|---|---|---|
| **AMP 25, West Chester** | | | | Original | Revised [1] | Funds Obligated[2] | Funds Expended[2] | |
| **3 Sites:** | A&E Services | 1430 | | 32860 | 72000 | | | |
| ***222 N. Church St*** | **Sub-Total , 1430** | | | **32860** | **72000** | | | |
| ***Locust Ct.*** | | | | | | | | |
| ***Maple &*** | Sidewalks, 222 | 1450 | | 6000 | 0 | | | |
| | Landscaping, L/M/S Courts | | | 75000 | 0 | | | |
| ***Spruce Courts*** | **Sub-Total , 1450** | | | **81000** | **0** | | | |
| | | | | | | | | |
| | Elevator Complete Rehab 222 | | | 20000 | 24100 | | | |
| | Exterior Improvements, including Front entrances | 1460 | | 186200 | 192598 | | | |
| | Kitchen, Bath, Flooring Change-out:Complete Renovation | 1460 | 14 units | 160000 | 239600 | | | |
| | Flooring Replacement(see above) | 1460 | 14 units | 34000 | 0 | | | |
| | **Sub-Total , 1460** | | | **400200** | **456298** | | | |
| | | | | | | | | |
| | **Sub-Total , 1465.1** | | | **0** | 0 | | | |
| | | | | | | | | |
| | **Sub-Total , 1475** | | | **0** | **0** | | | |
| | | | | | | | | |
| | Relocation Expenses | 1495 | 60 persons | 36000 | 0 | | | |
| | **Sub-Total , 1495** | | | **36000** | **0** | | | |
| | | | | | | | | |
| | **TOTAL, AMP 25** | | | **550060** | **528298** | | | |
| | | | | | | | | |

[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<br>30 W. Barnard Street<br>West Chester, PA. 19382 | Grant Type and Number<br>Capital Fund Program Grant No: **PA26P046 501-10**<br>Replacement Housing Factor Grant No:<br>Date of CFFP: | FFY of Grant: 2010<br>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 | | | |
| 6 | 1415 Liquidated Damages | 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 | | | |
| 15 | 1492 Moving to Work Demonstration | 0 | | | |
| 16 | 1495.1 Relocation Costs | 900 | | | |
| 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) | 419,778 | | | |
| 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 | 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 | Signature of Public Housing Director | Date |
|---|---|---|---|
| Kathy J. Klein | 4/16/10 | | |

[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 1

| PHA Name: | Grant Type and Number | Federal FFY of Grant: 2010 |
|---|---|---|
| Housing Authority of the County of Chester<br>30 W. Barnard Street<br>West Chester, PA, 19382 | Capital Fund Program Grant No: **PA26P046 501-10**<br>Replacement Housing Factor Grant No: | |

| 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, complete Renovation thereof | 1450 | 836SF wall; 1064SF driveway | 18600 | | | | |
| | **Sub-Total , 1450** | | | **18600** | | | | |
| | | | | | | | | |
| | Replace major plumbing systems WasteWater piping is deteriorated. must do multi-yr funding | 1460 | 1630LF | 20000 | | | | |
| | Entrance Improvements | 1460 | 1 dble door & vestibule, w/glasswalls | 4000 | | | | |
| | Unit Upgrade: Closet, bath, & room doors | 1460 | 14 units | 13000 | | | | |
| | Window Treatments | 1460 | 230 shades/blinds | 5000 | | | | |
| | Hallway Flooring (cont'd) | 1460 | 2800sf(2flrs) | 16500 | | | | |
| | Renovate Laundry Room | 1460 | 1 facility | 6000 | | | | |
| | Security System Upgrade | 1460 | Entrances - 4 | 6500 | | | | |
| | **Sub-Total , 1460** | | | **70100** | | | | |
| | | | | | | | | |
| | Ranges | 1465.1 | | 0 | | | | |
| | **Sub-Total , 1465.1** | | | **0** | | | | |
| | | | | | | | | |
| | AMP Fairshare:Computer hardware Upgrade | 1475 | upgrade/replace server | 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.Page2[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 | rant 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 | Rehab/Upgrade Exterior Draining: Back Retaining Wall+ more | 1450 | 200LF ret'g wall back drive -85LF Drain:front area 600SF....START | 1000 | | | | |
| | **Sub-Total , 1450** | | | **1000** | | | | |
| | | | | | | | | |
| | Kitchen/bath cabinets/fixtures | 1460 | 4 units | 11200 | | | | |
| | Renovate Laundry Room | 1460 | 1 facility | 8500 | | | | |
| | **Sub-Total , 1460** | | | **19700** | | | | |
| | | | | | | | | |
| | Ranges | 1465.1 | 6 | 1800 | | | | |
| | **Sub-Total , 1465.1** | | | **1800** | | | | |
| | | | | | | | | |
| | AMP Fairshare:Computer hardware Upgrade | 1475 | upgrade/replace server | 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 |
|---|---|---|---|---|---|---|---|---|
| **AMP 25, West Chester** | | | | Original | Revised [1] | Funds Obligated[2] | Funds Expended[2] | |
| **3 Sites:** | A&E Services | 1430 | | 8000 | | | | |
| ***222 N. Church St*** | **Sub-Total , 1430** | | | **8000** | | | | |
| ***Locust Ct.*** | | | | | | | | |
| ***Maple &*** | Pkg lot Complete Re-design & Installation | 1450 | 8,750SF gross total..*start* | 16200 | | | | |
| ***Spruce Courts*** | **Sub-Total , 1450** | | | **16200** | | | | |
| | | | | | | | | |
| | Plumbing Systems Upgrade:wastewater pipes | 1460 | 2100LF | 16000 | | | | |
| | Electrical Service Upgrade | 1460 | Main panel&feed | 19300 | | | | |
| | Exterior:Porch Railings+ | 1460 | 110LF | 9000 | | | | |
| | Windows Treatment | 1460 | 230 shades/blinds | 5000 | | | | |
| | Closet Doors, M/S | 1460 | 2 units | 2000 | | | | |
| | Remodel Laundry rooms | 1460 | 2 facilities | 10500 | | | | |
| | Rehab/replace Hallway flooring 222 & M/S | 1460 | 965SF | 11400 | | | | |
| | Replace Fire Doors | 1460 | 8 | 10278 | | | | |
| | Security System Upgrade | 1460 | 8 entranceways | 19000 | | | | |
| | **Sub-Total , 1460** | | | **99278** | | | | |
| | | | | | | | | |
| | Ranges: Elderly | 1465.1 | 10 | 3000 | | | | |
| | Ranges: Family | 1465.1 | 10 | 3500 | | | | |
| | **Sub-Total , 1465.1** | | | **6000** | | | | |
| | | | | | | | | |
| | AMP Fairshare:Computer hardware Upgrade | 1475 | upgrade/replace server | 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.Page4[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 |
|---|---|---|---|---|---|---|---|---|
| **PHA_Wide** | | | | Original | Revised [1] | Funds Obligated[2] | Funds Expended[2] | |
| | Operations | 1406 | | 41900 | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | **Sub-Total , 1406** | | | **41900** | | | | |
| | | | | | | | | |
| | Management Improvements | 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** | | | | |
| | | | | | | | | |
| | Administration | 1410 | | 41900 | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | **Sub-Total , 1410** | | | **41900** | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | **TOTAL, PHA-Wide** | | | | | | | |
| | | | | | | | | |

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.Page5[2] To be completed for the Performance and Evaluation Report.

## Part I: Summary

| PHA Name/Number: **Housing Authority of the County of Chester, PA-046** | | | Locality (City/County & State) **West Chester, Chester County, PA** | | ☐**Original 5-Year Plan** ☐**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** | | | | | |
| 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 |
| | | | | | | |
| | *Agencywide* | | | | | |
| 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 |

**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 *Note:full description of the work noted as "continued" can be found in 2010 Plan.* | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| See | ***AMP 4, King Terrace & Fairview Village*** | | | | | |
| Annual | Retaining Wall/Fire Lane (1450) | 836sfwall;1064sfdriveway (cont'd from 2010) | 13200 | Retaining Wall/Fire Lane (1450) | 836sfwall;1064sfdriveway *(continued)* | 4000 |
| Statement | *Below is 1460 work* | | | *Below is 1460 work* | | |
| | Replace Major Plumbing Systems | 1630LF *(continued from 2010)* | 20000 | Replace Major Plumbing Systems | 1630LF *(continued)* | 30000 |
| | | | | | | |
| | Entranceway Improvement Vestibule.... | 1 double door, w/vestibule | 3200 | Entrance Improvement Vestibule... | 1 double door, w/vestibule | 2500 |
| | | | | | | |
| | Flooring, Unit | 1360SF | 19000 | Flooring, Unit | 1320SF | 18500 |
| | | | | | | |
| | Kitchen/bath cabinets, countertops | 3 units | 9000 | Kitchen/bath cabinets, countertops | 5 add'l units | 15000 |
| | | | | | | |
| | Hallway Handrails&stair treads;flooring | 2nd floor (1400sf/floor) | 14000 | Hallway Handrails & stair treads; flooring | 3rd floor (1400sf/floor) | 20800 |
| | | | | | | |
| | Renovate Laundry Room | 1 facility | 5178 | | | |
| | | | | | | |
| | Security System Upgrade | 4 doorway entrances | 7600 | Security System Upgrade | 4 doorway entrances | 3000 |
| | | | | | | |
| | 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 |

## Part II: Supporting Pages – Physical Needs Work Statement(s)

| Work Statement for Year 1 FFY _2010_____ | Work Statement for Year _2013_____ FFY _____2013__ | | | Work Statement for Year: __2014_____ FFY __2014 | | |
|---|---|---|---|---|---|---|
| | Development Number/Name General Description of Major Work Categories | Quantity *Note:full description of the work noted as "continued" can be found in 2010 Plan.* | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| See | ***AMP 4, King Terrace & Fairview Village*** | | | | | |
| Annual | Retaining Wall/Fire Lane *(1450)* | 836sf wall; 1064sf driveway *(continued)* | 22000 | Fire Lane Re-build *(1450)* | 836sf wall; 1064sf driveway *(continued)* | 16100 |
| Statement | *Below is 1460 work* | | | *Below is 1460 work* | | |
| | Replace Major Plumbing Systems | 1630LF *(continued)* | 16000 | Replace Major Plumbing Systems | 1630LF *(continued)* | 16000 |
| | | | | | | |
| | Elevator Refurbishment | 1 elevator | 16000 | Elevator Refurbishment | 1 elevator | 22000 |
| | | | | | | |
| | Unit flooring | 1280SF | 18000 | Unit flooring | 920SF | 13000 |
| | | | | | | |
| | Kitchen/bath renovations | Add'l 9 units | 27000 | Kitchen/bath renovations | Add'l 8 units | 23200 |
| | | | | | | |
| | | | | Lobby area Impr'vments | Mailboxes | 6000 |
| | | | | | | |
| | | | | Security System, electronics upgrade | | 4000 |
| | Ranges for units *(1465)* | 10 | 3100 | Ranges for units *(1465)* | 10 | 3200 |
| | Contingency | | 1000 | Contingency | | 900 |
| | | | | | | |
| | | | | | | |
| | Subtotal of Estimated Cost | | $ 103,100 | Subtotal of Estimated Cost | | $ 100,400 |

## 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 *Note:full description of the work noted as "continued" can be found in 2010 Plan.* | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| See | ***AMP 8, Oxford Terrace*** | | | | | |
| Annual | Exterior Drainage *(1450)* | 200LF ret'g wall back drive -85LF Drain;front area 600SF....START | 2000 | Exterior Drainage *(1450)* | 200LF ret'g wall back drive -85LF Drain;front area 600SF....START | 900 |
| Statement | *Below is 1460 work* | | | *Below is 1460 work* | | |
| | Elevator Refurbishment | 1 elevator (cont'd) | 1800 | Elevator Refurbishment | 1 elevator (cont'd) | 2400 |
| | | | | | | |
| | Gutters/Downspouts | 370LF *start* | 3000 | Gutters/Downspouts | 370LF *(cont.)* | 3000 |
| | | | | | | |
| | Kitchen/bath cabinets countertops, fixtures | 3 units | 11600 | Kitchen/bath cabinets countertops, fixtures | 2 units | 6000 |
| | | | | | | |
| | Hallways, including laundry room floor | 5,940SF gross total, *.start* | 3600 | Hallways, including laundry room | 5,940SF gross total | 5800 |
| | | | | | | |
| | 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 _2013_____ FFY _____2013___ | | | Work Statement for Year: __2014_____ FFY ___2014___ | | |
|---|---|---|---|---|---|---|
| | Development Number/Name General Description of Major Work Categories | Quantity *Note:full description of the work noted as "continued" can be found in 2010 Plan.* | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| See | ***AMP 8, Oxford Terrace*** | | | | | |
| Annual | *Exterior Drainage* | 200LF ret'g wall back drive 85LF Drain;front area 600SF | 1800 | *Exterior Drainage* | 200LF ret'g wall back drive -85LF Drain;front area 600SF... | 4000 |
| Statement | *Below is 1460 work* | | | *Below is 1460 work* | | |
| | Elevator Refurbishment | 1 elevator | 2800 | | | |
| | | | | | | |
| | Gutters/Downspouts | 370LF *(cont.)* | 3200 | Gutters/Downspouts | | 0 |
| | | | | | | |
| | Kitchen/bath cabinets countertops, fixtures | Add'l 2 units | 10200 | Kitchen/bath cabinets countertops, fixtures | Add'l 3 units | 9000 |
| | | | | | | |
| | Hallways, including laundry room | 5,940SF gross total *(cont.)* | 1000 | Hallways, including laundry room | 5,940SF gross total *(cont.)* | 3000 |
| | | | | | | |
| | Ranges for units *(1465)* | 2 | 700 | Ranges for units *(1465)* | 1 | 500 |
| | | | | | | |
| | Contingency | | 178 | Contingency | | 178 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | Subtotal of Estimated Cost | | $ 19,878 | Subtotal of Estimated Cost | | $ 16,678 |

## 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 *Note:full description of the work noted as "continued" can be found in 2010 Plan.* | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| | **SeaMP 25: 222 N. Church St; Locust, Maple & Spruce Courts** | | | | | |
| Annual | Parking Lot Re-design; repair;paving *(1450)* | 8750 sf | 17600 | Walkways, 222 *(1450)* | 1870 SF, Total | 6000 |
| Statement | *Below is 1460 work* | | | *Below is 1460 work* | | |
| | Replace Major Plumbing Systems | 2100LF *(continued )* | 17600 | Replace Major Plumbing Systems | 2100LF *(continued )* | 20000 |
| | | | | | | |
| | Electrical Service Major Upgrade | Main Panel & Feed Lines | 3000 | Electrical Service Major Upgrade | Main Panel & Feed Lines*(continued )* | 4000 |
| | | | | | | |
| | Roof Replacement, M/S | 24,750SF, gross total, *start* | 18300 | Roof, Replacement | 24,750SF, gross total, *(continued)* | 21000 |
| | | | | | | |
| | Kitchen/bath cabinets countertops, fixtures: Elderly | 4 units | 12000 | Kitchen/bath cabinets countertops, fixtures:Elderly | 6 units | 17000 |
| | Kitchen/bath cabinets countertops, fixtures: Family | 4 units | 16000 | Kitchen/bath cabinets countertops, fixtures: Family | 2 units | 9000 |
| | Closet Doors, Elderly | 9 units | 10200 | Closet Doors | 7 units | 8500 |
| | Window Replacement @ 222 | 110 windows, gross total, *Start* | 14300 | Window Replacement (222 N. Church) | 110 windows, gross total, *(continued)* | 19200 |
| | Laundry Room Remodel | | 4000 | | | |
| | Hallway Flooring | 4200sf, Gross Total *start* | 10000 | Hallway Flooring | 4200sf, Gross Total *(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 II: Supporting Pages – Physical Needs Work Statement(s)

| Work Statement for Year 1 FFY _2010_____ | Work Statement for Year _2013_____ FFY _____2013_____ | | | Work Statement for Year: __2014_____ FFY __2014 | | |
|---|---|---|---|---|---|---|
| | Development Number/ Name General Description of Major Work Categories | Quantity *Note:full description of the work noted as "continued" can be found in 2010 Plan.* | 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 | Walkways ,222, then M/S *(1450)* | Add'l 2,400SF | 16200 | Landscaping M/S *(1450)* | Add'l. 12,000SF | 21000 |
| Statement | *Below is 1460 work* | | | *Below is 1460 work* | | |
| | Replace Major Plumbing Systems | 2100LF *(continued )* | 5500 | | | |
| | | | | | | |
| | Electrical Service Major Upgrade | Main Panel & Feed Lines *continued* | 14000 | Electrical Service Major Upgrade | Main Panel & Feed Lines *end* | 21000 |
| | | | | | | |
| | Entrance Doors, M/S | 7 exterior security doors | 11400 | Roof Replacement, M/S | 1530sf | 17000 |
| | | | | | | |
| | Kitchen/bath cabinets countertops, Elderly | 5 | 14000 | Kitchen/bath cabinets countertops, fixtures | 6 additional units | 18000 |
| | Kitchen/bath cabinets countertops, Family | 5 | 21000 | Kitchen/bath cabinets countertops, fixtures | 7 additional units | 27000 |
| | Closet Doors | 12 units | 11000 | Closet Doors | 12 units | 11000 |
| | Window Replacement @ 222 N. Church St | 110 windows, gross total | 14900 | Window Replacement @ 222 N. Church St. | 110 windows, gross total, | 10000 |
| | Hallway Flooring | 4200sf, Gross Total *(cont'd)* | 6000 | Hallway Flooring | 4200sf, Gross Total *(cont'd)* | 3000 |
| | | | | Security System, electronics upgrade | 222 N. Church – 2 doorways System | 7000 |
| | Ranges for units *(1465)* | 3 ea elderly/family | 3900 | Ranges for units *(1465)* | 3 ea elderly/family | 3900 |
| | Contingency | | 1000 | Contingency | | 1000 |
| | | | | | | |
| | | | | | | |
| | Subtotal of Estimated Cost | | $ 118,900 | Subtotal of Estimated Cost | | $ 122,900 |

| **Part III: Supporting Pages – Management Needs Work Statement(s)** (BLI 1408 ) | | | | |
|---|---|---|---|---|
| Work Statement for Year 1 FFY _____ | Work Statement for Year ___2011_____ FFY 2011 | | Work Statement for Year: ___2012_____ FFY 2012 | |
| | Development Number/Name General Description of Major Work Categories | Estimated Cost | Development Number/Name General Description of Major Work Categories | Estimated Cost |
| See | ***AMP 4, King Terrace & Fairview Village*** | | | |
| Annual | Staff training in new software | | Staff training in new software | |
| Statement | 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 2013 FFY 2013 | | Work Statement for Year: 2014 FFY 2014 | |
|---|---|---|---|---|
| | Development Number/Name General Description of Major Work Categories | Estimated Cost | Development Number/Name General Description of Major Work Categories | Estimated Cost |
| See | ***AMP 4, King Terrace & Fairview Village*** | | | |
| Annual | Staff training in new software | | Staff training in new software | |
| Statement | 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 |