

PHA 5-Year and Annual Plan

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

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

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|-----|---|----------|--------------------------------------|-------------------------------|---|
| 1.0 | PHA Information PHA Name: <u>Chester Housing Authority</u> PHA Code: <u>SC020</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2010</u> | | | | |
| 2.0 | Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>112</u> Number of HCV units: <u>269</u> | | | | |
| 3.0 | Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only | | | | |
| 4.0 | PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) | | | | |
| | Participating PHAs | PHA Code | Program(s) Included in the Consortia | Programs Not in the Consortia | No. of Units in Each Program PH HCV |
| | PHA 1: | | | | |
| | PHA 2: | | | | |
| | PHA 3: | | | | |
| 5.0 | 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. | | | | |
| 5.1 | Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <p style="text-align: center;">The mission of the Housing Authority of the City of Chester is to provide quality, affordable housing in a non-discriminatory manner to eligible families in Chester, South Carolina.</p> | | | | |

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.

Goals for 2010-2014

Goal #1: Expand the supply of assisted housing

Objectives:

1. Apply for additional rental vouchers: if funding is available
2. Seek to acquire or build units or developments

Goal #2: Improve the quality of assisted housing

Objectives:

1. Improve public housing management
2. Improve voucher management: (Maintain High Performer SEMAP score)
3. Renovate public housing units as funds become available

Goal #3: Increase assisted housing choices

Objectives:

1. Conduct outreach efforts to potential voucher landlords
2. Increase voucher payment standards as funding is available
3. Identify potential voucher homeownership program participants

Goal #4: Provide an improved living environment

Objectives:

1. Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
2. Continue to utilize Community Patrol Officers to maintain lower crime rate

Progress of Previous 5 Year Plan Goals

Goal 1: manage the Chester Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Progress:

1. The Chester Housing Authority has at least remained a standard performer during the previous 5 year plan.
2. The Chester Housing Authority utilizes flat rents and our vacancy rate remains at 1% or less.
3. The waiting list steadily remains at 200 plus applicants due to advertising and the implementation of flat rents making the Chester Housing Authority a very viable housing choice for the community.

Goal #2: Make public housing the affordable housing of choice for the very low-income residents of our community.

Progress:

1. Crime has been reduced by at least 1% each year and sometimes slightly higher through active surveillance conducted by police officers who live on site.
2. By utilizing local city/county police reports, SLED reports and privatized reports from Tenant PI we have improved security and safety in our housing communities by intensifying screening procedures.

Goal #3: To manage the authority's Section 8 Program and units in an effective and efficient manner.

Progress:

1. The Chester Housing Authority has steadily increased landlord participation while also increasing housing choices for program participants. One enticement for landlords is that we offer direct deposit of Housing Assistance Payments.
2. On average, our utilization rate has remained at 95% or higher over the past five years.

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| 6.0 | <p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ul style="list-style-type: none"> • Financial Resources • Operations and Management • Fiscal Year Audit • Procurement Policy – Inclusion of ARRA Requirements <p>(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.</p> <p style="text-align: center;">The public may obtain copies of the 5-Year and Annual PHA plan at the Chester Housing Authority Administrative Offices located at 2678 Dawson Drive, Bldg 100, Chester, SC 29706</p> |
| 7.0 | <p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>N/A</p> |
| 8.0 | <p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> |
| 8.1 | <p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Please see attached.</p> |
| 8.2 | <p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Please see attached.</p> |
| 8.3 | <p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A</p> |
| 9.0 | <p>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.</p> <p>There is still a significant need for more decent, safe, affordable housing in Chester, SC. Our waiting list for applicants continues to remain at two years for most new applicants. In terms of overall housing units in Chester County, there would appear to be enough affordable housing units for rent. However, the quality of the housing stock in Chester is becoming more and more substandard, because of the age of existing units. In addition, there has been very little to absolutely no construction of new affordable housing units for rental or homeownership in the past 5 years. Much of the housing stock is falling further and further into disrepair making it difficult for program participants to find units that will meet the Housing Quality Standards. To further exasperate the situation, unemployment in Chester County has remained constant at about 20% over the past fiscal year (3rd highest in the state of South Carolina) and renders many residents unable to pay rent.</p> <p>Another issue that has to be addressed is the lack of homeownership and financial literacy training for the residents of Chester, South Carolina.</p> |

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| 9.1 | <p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Some of the strategies being undertaken by the Chester Housing Authority include the following:</p> <ol style="list-style-type: none"> 1. Recruiting new landlords to participate in the Section 8 program. 2. Working with the City of Chester to identify city-owned properties that can be rehabilitated and utilized for affordable housing purposes. 3. Utilizing the newly incorporated Chester Regional Development Corporation (an affiliated nonprofit entity of the Chester Housing Authority) as a vehicle for developing new affordable housing units for rental and for sale, in addition to rehabilitating/modernizing existing substandard units in Chester, SC. 4. Begin offering financial literacy and homeownership classes to public housing/Section 8 program participants, in addition to the general public through the Chester Regional Development Corporation. 5. Partnering with local agencies to offer or house employment training programs at the Chester Housing Authority that will enhance the chances of local residents to find gainful employment and increase their housing options. |
| 10.0 | <p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The mission of the Housing Authority of the City of Chester is to provide quality, affordable housing in a non-discriminatory manner to eligible families in Chester, South Carolina. We continue to make significant progress in meeting our mission by successfully following the policies and procedures adopted by our Board of Commissioners in our Admissions and Continued Occupancy Plan and Section 8 Administrative Plan. Our lease up for public housing remains steady at 99% and Section 8 utilization consistently remain at 95% or above, which reflects that we are making progress in providing quality, affordable housing in a non-discriminatory way to eligible families. The progress we have made in meeting our goals described in the 5-Year Plan are stated Section 5.2 of this document.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Significant Amendment and Substantial Deviation/Modification is defined as changes to rent or admissions policies or organization of the waiting list; Additions of non-emergency work items (items not included in the current Annual Statement or Five-year Action Plan) or change in the use of replacement reserve funds under the Capital Fund</p> <p>Any significant amendment or substantial deviation/modification to a PHA Plan is subject to the same requirements as the original PHA Plan.</p> |

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| 11.0 | <p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) |
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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

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|--|--|---|--|
| Part I: Summary | | Grant Type and Number | |
| PHA Name: Chester Housing Authority | | Capital Fund Program Grant No: SC16P020501-10 Replacement Housing Factor Grant No: | |
| Type of Grant | | FFY of Grant: 2010 FFY of Grant Approval: | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: | | <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | |

| Line | Summary by Development Account | Original | Total Estimated Cost Revised ² | Obligated | Total Actual Cost ¹ Expended |
|------|--|----------|---|-----------|---|
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | 38,000 | | | |
| 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 | 25,000 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 110,000 | | | |
| 10 | 1460 Dwelling Structures | 14,600 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonseparable | | | | |
| 12 | 1470 Non-dwelling Structures | 20,000 | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities ⁴ | | | | |

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

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

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

Part I: Summary

| | | |
|---|--|--|
| PHA Name: Chester Housing Authority | Grant Type and Number Capital Fund Program Grant No: SC16P020501-10 Replacement Housing Factor Grant No: Date of CFP: | FFY of Grant: 2010 FFY of Grant Approval: |
|---|--|--|

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no:)

Final Performance and Evaluation Report

| Line | Summary by Development Account | Original | Total Estimated Cost Revised ² | Obligated | Total Actual Cost ¹ Expended |
|---------------------------------|--|-----------|---|-----------|---|
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | | | | |
| 21 | Amount of line 20 Related to LBP Activities | | 207,600 | | |
| 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 | |
| <i>Edna Todd</i> | | 4/26/2010 | <i>Edna Todd</i> | 4/26/2010 | |

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.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Developer
Office of Public and Indian Housing
Expires 4/30/2001

Part I: Summary

| PHA Name/Number | Development Number and Name | Work Statement for Year 1 FFY 2010 | Locality (City/Country & State) | | | <input checked="" type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2013 | <input type="checkbox"/> Revision No: Work Statement for Year 5 FFY 2014 |
|-----------------|---|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---|--|
| | | | Work Statement for Year 2 FFY 2011 | Work Statement for Year 3 FFY 2012 | Work Statement for Year 4 FFY 2013 | | |
| A. | SC020 Chester Housing Authority | | | | | | |
| B. | Physical Improvements Subtotal | | 33,000 | 130,000 | 130,500 | 132,000 | |
| C. | Management Improvements | | | | | | |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | 133,000 | 45,000 | 42,000 | 48,000 | |
| E. | Administration | | | | | | |
| F. | Other (Project Consultant) | | 25,500 | 26,000 | 26,500 | 27,000 | |
| G. | Operations | | 36,000 | 36,000 | 36,000 | 36,000 | |
| H. | Demolition | | | | | | |
| I. | Development | | | | | | |
| J. | Capital Fund Financing -- Debt Service | | | | | | |
| K. | Total CFP Funds | | 211,500 | 221,000 | 219,000 | 219,000 | |
| L. | Total Non-CFP Funds | | | | | | |
| M. | Grand Total | | 211,500 | 221,000 | 219,000 | 227,000 | |

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report

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

PHA Name: Chester Housing Authority

Grant Type and Number SC16P020501-06

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:

Federal FY of Grant: 2006

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

| Line No. | Summary by Development Account | Total Estimated Cost | Original | Revised | Obligated | Total Actual Cost Expended |
|----------|---|----------------------|----------|----------|-----------|----------------------------|
| 1 | Total non-CFP Funds | | | | | |
| 2 | 1406 Operations | | | | | |
| 3 | 1408 Management Improvements | | | | | |
| 4 | 1410 Administration | | | | | |
| 5 | 1411 Audit | | | | | |
| 6 | 1415 Liquidated Damages | | | | | |
| 7 | 1430 Fees and Costs | | | 17,500. | | |
| 8 | 1440 Site Acquisition | | | | | |
| 9 | 1450 Site Improvement | | | | | |
| 10 | 1460 Dwelling Structures | | | 166,093. | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | | |
| 12 | 1470 Nondwelling Structures | | | | | |
| 13 | 1475 Nondwelling Equipment | | | | | |
| 14 | 1485 Demolition | | | | | |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | | |
| 17 | 1495.1 Relocation Costs | | | | | |
| 18 | 1499 Development Activities | | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | | |
| 20 | 1502 Contingency | | | | | |
| 21 | Amount of Annual Grant (sum of lines 2 – 20) | | | 183,590. | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | | |
| 25 | Amount of line 21 Related to Security – Hard Costs | | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | | |

L. T. Bell 7/2/2010

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

| PHA Name: Chester Housing Authority | | Grant Type and Number | | Capital Fund Program Grant No: SC16P02050106 | | Replacement Housing Factor Grant No: | | Federal FY of Grant: 2006 | |
|--|---|-----------------------|----------|--|-------------------|--------------------------------------|-----------------|---------------------------|--|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | Total Actual Cost | Status of Work | Funds Obligated | Funds Expended | |
| 20-04 | LEVEL FLOORS PAINT 5 @7000 | 14 60 | 5 | 40,268 | 40,268 | Complete | 40,268 | 40,268 | |
| 20-01 | REPLACE 100 FURNACE ROOM DOORS TO MEET CODES | 14 60 | 100 | 17,822 | 17,822 | Complete | 17,822 | 17,822 | |
| 20-01 20-04 | UPGRADE SMOKE DET. 262 @ 100 | 14 60 | 262 | 26,200 | 26,200 | Complete | 26,200 | 26,200 | |
| 20-01 | REPLACE WATER HEATERS | 14 60 | 30 | 21,000 | 21,000 | Complete | 21,000 | 21,000 | |
| 20-04 | REPLACE WATER HEATERS | 14 60 | 32 | 22,400 | 22,400 | Complete | 22,400 | 22,400 | |
| 20-04 | REPLACE FURNACES | 14 60 | 32 | 38,400 | 38,400 | Complete | 38,400 | 38,400 | |
| 20-01 20-04 | CONSULT FEES INSPECTIONS | 14 30 | | 17,500 | 17,500 | Complete | 17,500 | 17,500 | |
| TOTAL | | | | 183,590. | 183,590 | | 183,590 | 183,590 | |

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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|--|--|---|--|---|--|
| Part I: Summary | | | | | |
| PHA Name: Chester Housing Authority | | Grant Type and Number Capital Fund Program Grant No: SC16P020501-07 Replacement Housing Factor Grant No: Date of CFFP: | | FFY of Grant: 2007 FFY of Grant Approval: 2007 | |

| Line | Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account | Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|---|---|----------------------|----------------------|--------------------------------|-----------|
| | | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFF Funds | | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | | 10,123 | | 10,123 | 10,123 |
| 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 | | 17,800 | | 17,800 | 17,800 |
| 8 | 1440 Site Acquisition | | | | | |
| 9 | 1450 Site Improvement | | 118,000 | | 118,000 | 79,657.65 |
| 10 | 1460 Dwelling Structures | | 42,000 | | 42,000 | 42,000 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | | |
| 12 | 1470 Non-dwelling Structures | | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | | |
| 14 | 1485 Demolition | | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | | |
| 16 | 1495.1 Relocation Costs | | | | | |
| 17 | 1499 Development Activities ⁴ | | | | | |

¹ 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 CFF Grants for operations.
⁴ RHP funds shall be included here.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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| | | | |
|---|---|-----------------------------|--|
| Part I: Summary | | FFY of Grant: 2007 | |
| PHA Name: Chester Housing Authority | Grant Type and Number Capital Fund Program Grant No: SC16P020501-07 Replacement Housing Factor Grant No: Date of CFFP: | FFY of Grant Approval: 2007 | |

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ |
|------|--|----------------------|----------------------|--------------------------------|
| | | Original | Revised ² | |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | | 187,923 | 187,923 |
| 21 | Amount of line 20 Related to LBP Activities | | | 149,580.65 |
| 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 <i>[Signature]</i> | Date 7/2/2010 | Signature of Public Housing Director <i>[Signature]</i> | Date 7/2/2010 |
|---|------------------|--|------------------|

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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 CFFP Grants for operations.
⁴ RHP funds shall be included here.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part II: Supporting Pages

PHA Name: Chester Housing Authority
 Grant Type and Number: Capital Fund Program Grant No: SC16P020501-07
 CERP (Yes/ No):
 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 | |
| 20-04 | Remove damaged subfloor/underlayment and replace same in 22 apartment units including new floor tile. | 1460 | 22 | | 28,000 | 28,000 | 28,000 | Completed |
| 20-01, 20-04 | Repair/Replace damaged concrete sidewalks in 20-01 and 20-04. | 1450 | Lump Sum | | 27,546 | 27,546 | | |
| 20-04 | Replace porch and stair rails, 32 units | 1450 | 32 | | 28,000 | 28,000 | 28,000 | Completed |
| 20-01 | New fire detection system | 1460 | 40 | | 16,000 | 16,000 | 16,000 | Completed |
| 20-01 | New Fire detection system | 1460 | 32 | | 12,800 | 12,800 | 12,003.65 | 95% Completed |
| 20-01 | Landscaping, erosion control | 1450 | Lump Sum | | 10,000 | 10,000 | | |
| 20-01 | Budget Prep, Consulting Fees, Inspections | 1430 | Lump Sum | | 17,800 | 17,800 | 17,800 | Completed |
| PHA-Wide Activities | Operations | 1406 | Lump Sum | | 10,123 | 10,123 | 10,123 | Completed |
| Total | | | | | 187,923 | | 149,580.65 | |

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

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| | | | | | |
|--|--|---|--|---|--|
| Part I: Summary | | | | | |
| PHA Name: Chester Housing Authority | | Grant Type and Number Capital Fund Program Grant No.: SC16P020501-08 Replacement Housing Factor Grant No: Date of CFP: | | FFY of Grant: 2008 FFY of Grant Approval: 2008 | |

| Line | Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account | Reserve for Disasters/Emergencies <input type="checkbox"/> | Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report | 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 | | 19,600 | 26,600 | 26,600 | 26,600 | |
| 8 | 1440 Site Acquisition | | | | | | |
| 9 | 1450 Site Improvement | | 124,170 | | | | |
| 10 | 1460 Dwelling Structures | | 68,200 | 185,370 | 185,370 | 183,790 | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | | | |
| 12 | 1470 Non-dwelling Structures | | | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | | | |
| 14 | 1485 Demolition | | | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | | | |
| 16 | 1495.1 Relocation Costs | | | | | | |
| 17 | 1499 Development Activities ⁴ | | | | | | |

¹ 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 RHP funds shall be included here.

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

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

| | | | |
|---|---|-----------------------------|--|
| Part I: Summary | | FFY of Grant: 2008 | |
| PHA Name: Chester Housing Authority | Grant Type and Number Capital Fund Program Grant No: SC16P020501-08 Replacement Housing Factor Grant No: Date of CFFP: | FFY of Grant Approval: 2008 | |

| Line | Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|---|--|----------------------|----------------------|--------------------------------|----------|
| | | | Original | Revised ² | Obligated | Expended |
| 18a | | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18ba | | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | | Amount of Annual Grant: (sum of lines 2 - 19) | 211,970 | 211,970 | 211,970 | 210,390 |
| 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: 7/2/2010
 Signature of Public Housing Director: *[Signature]* Date: 7/2/2010

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⁴ RHF funds shall be included here.

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

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

| | | | |
|------------------------|---------------------------|---------------------------------------|---------------|
| Part I: Summary | | Grant Type and Number | |
| PHA Name: | Chester Housing Authority | Capital Fund Program Grant No.: | SC16P02050109 |
| | | Replacement Housing Factor Grant No.: | |
| | | Date of CFPP: | |
| | | FY of Grant: 2009 | |
| | | FY of Grant Approval: 2009 | |

| Line | Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: | Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | 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 | | 21,610 | | | |
| 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 | | 10,000 | | | |
| 8 | 1440 Site Acquisition | | | | | |
| 9 | 1450 Site Improvement | | | | | |
| 10 | 1460 Dwelling Structures | | 133,624 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonependable | | | | | |
| 12 | 1470 Non-dwelling Structures | | | | | |
| 13 | 1475 Non-dwelling Equipment | | 45,500 | | | |
| 14 | 1485 Demolition | | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | | |
| 16 | 1495.1 Relocation Costs | | | | | |
| 17 | 1499 Development Activities ⁴ | | | | | |

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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 RHP funds shall be included here.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

| | | | |
|---|---|-----------------------------|--|
| Part I: Summary | | FFY of Grant: 2009 | |
| PHA Name: Chester Housing Authority | Grant Type and Number Capital Fund Program Grant No: SC16PQ2050109 Replacement Housing Factor Grant No: Date of CFP: | FFY of Grant Approval: 2009 | |

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

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|---------------------------------|--|----------------------|--------------------------------------|--------------------------------|----------|
| | | Original | Revised ² | Obligated | Expended |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | 210,734 | | 210,374 | 97,589 |
| 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 | |

[Handwritten Signature]

7/2/2010

[Handwritten Signature]

7/21/2010

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.
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⁴ RHP funds shall be included here.

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

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

| | | | |
|--|--|--|--|
| Part I: Summary | | Grant Type and Number | |
| PHA Name: Chester Housing Authority | | Capital Fund Program Grant No. SC16S0205009 Replacement Housing Factor Grant No: Date of CFPF: | |
| FFY of Grant: 2009 | | FFY of Grant Approval: 2009 | |

| Line | Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: | Reserve for Disasters/Emergencies <input type="checkbox"/> | Revised Annual Statement (revision no.1) <input type="checkbox"/> | 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 | | | 30,000 | | 30,000 | 20,010 |
| 8 | 1440 Site Acquisition | | | | | | |
| 9 | 1450 Site Improvement | | | 148,912 | | 148,912 | 140,792.36 |
| 10 | 1460 Dwelling Structures | | | 89,400 | | 89,400 | 89,400 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | | | |
| 12 | 1470 Non-dwelling Structures | | | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | | | |
| 14 | 1485 Demolition | | | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | | | |
| 16 | 1495.1 Relocation Costs | | | | | | |
| 17 | 1499 Development Activities ⁴ | | | | | | |

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

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

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

| | | | |
|---|--|-----------------------------|--|
| Part I: Summary | | FFY of Grant: 2009 | |
| PHA Name: Chester Housing Authority | Grant Type and Number Capital Fund Program Grant No: SC16S02050109 Replacement Housing Factor Grant No: Date of CFFP: | FFY of Grant Approval: 2009 | |

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
|------|--|----------------------|----------------------|--------------------------------|------------|
| | | Original | Revised ² | Obligated | Expended |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 - 19) | 268,312 | | 268,312 | 250,202.36 |
| 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 | | | | |

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

Signature of Executive Director E. Terrell Blackmon
 Date 1/2/2010
 Signature of Public Housing Director E. Terrell Blackmon
 Date 1/2/2010

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.
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⁴ RHF funds shall be included here.

Chester Housing Authority

Minutes of the April 26, 2010 Residents Advisory Board Meeting

Staff Present: Terrell Blackmon – Secretary/Executive Director
Residents Present: Anthony Lightner, Manuel Rice, Linda Knox, Terry Gaston
Others Present: Gloria Kellerhals, Veronica Hall

I. Call to Order

The meeting was called to order by the Executive Director at 6:30 p.m.

II. New Business

- a. Chester Housing Authority 5 Year Plan. – Mr. Blackmon, Executive Director offered for discussion the Chester Housing Authority’s proposed 5 Year Plan and the activities that have been included in the plan. Mr. Rice and Ms. Knox stated that they would like to see additional landscaping and a playground for the children included in any future capital improvement plans for the Chester Housing Authority. Mr. Blackmon informed the residents that a playground was already included in the current capital fund annual statement for 2009 and that work has already begun to prepare the site. Regarding the landscaping, Mr. Blackmon stated that those improvements would be ongoing on annual basis in the next approved 5 Year plan. There were no further comments regarding the 5 year plan.
- b. Chester Green – Community Garden Project – The Resident Board heard a presentation from Gloria Kellerhals and Veronica about the Chester Green – Community Garden Project. The Board agreed by consensus that Chester Green would be an excellent project for the Chester Housing Authority to create a community garden that would allow residents to grow fresh produce, teach the children how to garden and create a way for the resident association to raise money for other activities by selling the produce at the local farmers market.

Adjournment

There being no further business, the meeting was adjourned by Mr. Blackmon, Executive Director.



HOUSING AUTHORITY OF THE CITY OF CHESTER

P.O. BOX 773
CHESTER, S.C. 29706

PUBLIC HOUSING
(803) 581-6981
FAX (803) 581-2541

E. TERRELL BLACKMON
EXECUTIVE DIRECTOR

SECTION 8
(803) 581-1881
FAX (803) 581-4945

Violence Against Women Act

The Chester Housing Authority continues to work closely with the Chester Police Department and Chester County Sherriff's Office as it has in the past to address the issue of domestic violence.

We conduct various meetings throughout the year which include topics such as, drug abuse, Violence Against Women and general public safety in an open forum setting.

We also provide prospective and current tenants with handouts and other information regarding the Violence Against Women Act.

We will continue to notify residents and the public about future meetings and request any input that the general public may have pertaining to the Violence Against Women Act.