

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																				
A.1	<p>PHA Name: <u>Chester Housing Authority</u> PHA Code: <u>PA007</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>800</u> Number of Housing Choice Vouchers (HCVs) <u>1591</u> Total Combined Units/Vouchers <u>2391</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="219 1447 1401 1904"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#). ([24 CFR §903.7\(c\)](#))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. ([24 CFR §903.7\(b\)](#))

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

- B.3 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))
- B.5 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))
- B.6 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))
- B.7 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- B.8 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." ([24 CFR §903.9](#))

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Reported new numbers on demand for elderly housing Updated funding levels and noted significant decrease in administrative fees Updated payment standards and flat rents Identified increase in staff capacity to work remotely Placed police office in residence at 11th and Booth to deter crime at Wellington Ridge Added grant request to HAI Group for cameras at Wellington Ridge Identified new Maintenance Supervisor staff position Identified units for demolition and substantial rehab See attached schedule.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Public Housing Tenant Files-Recertification errors</p>

B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>See attached schedule</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See attached</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>CAP- Vacancy Reduction for Public Housing and Tenant files</p>
<p>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>November 14, 2019 Revision 1</p>

Section B.1: PHA Plan Elements (24 CFR 903.7)

Required Element	Program	Description
<p><i>Statement of Housing Need</i></p>	<p>Overview</p>	<p>US Census Data and the American Community Survey report the City of Chester's poverty rate is 37%. A significantly aged housing stock, and rising housing and utility costs, place further demand for decent, affordable housing. Affordable housing units for families and non-elderly disabled has decreased in the last 20 years due to de-densification during public housing revitalization, outgoing portability, and the focus on developing 55 plus housing as replacement units in addition to other elderly units built by other developers. With the prior demolition and revitalization of three family public housing sites from William Penn, Lamokin Village, McCafferty Village, in addition to the proposed demolition of 5 units at the Ruth Bennett Homes, there has been an overall decrease in the number of non-elderly, non-disabled public housing units. The decrease was initially offset in the provision of vouchers, which continues to be the largest source of affordable housing for assisted households. However portability and limited turnover has restricted the availability of voucher funding to new applicants.</p>
	<p>Housing Choice Voucher Program</p>	<p>The demand for affordable family housing remains high with more than 4000 applicants seeking rental assistance in the last opening of the HCVP waiting list in January 2019. Five hundred applicants were placed on the waiting list based on preference and lottery ranking. From 2019 to the present, approximately 100 applicants were processed and either determined eligible or withdrawn from the waiting list. If additional funding becomes available, the CHA will apply for additional vouchers.</p>
	<p>Public Housing</p>	<p>The Chester HCVP program has historically low attrition rates, with an average of 51 tenant based voucher turnovers and 35 project based voucher turnovers annually. Due to the predominant composition of the PBV housing stock, turnover in the PBV program generally produces opportunities for elderly and disabled individuals and not families.</p> <p>Public housing unit turnovers average 10 per month, creating less than 120 new opportunities for affordable housing each year within the CHA's existing public housing developments. In September 2018, the public housing waiting list was opened with approximately 500 applications received.</p> <p>Demand for elderly housing continues with 593 elderly applicants waiting for affordable housing units—Matopos (52) Edgemont and Madison Senior Apts. (206) and Gateway Senior Apartments (147) in addition to (88) elderly applicants for the CHA Community-Wide Waiting List.</p>

Section B.1: Revision of PHA Plan Elements (24 CFR 903.7)

Required Element	Program	Area	Description
<p><i>Eligibility, Selection and Admissions Policies, Deconcentration, and Waiting List Procedures</i></p>	<p>Housing Choice Voucher Program</p>	<p>Eligibility</p>	<p>No Change</p>
		<p>Waiting List Selection</p>	<p>No change</p>
		<p>Admission Policies/Preferences</p>	<p>Beginning in March 1, 2020 CHA received funding to administer a Mainstream Voucher Program for persons with disability who are homeless or at risk of being homeless. Applicants who meet the eligibility criteria receive preference for the mainstream voucher allocation as a special admission.</p>
		<p>Maintaining the Waiting List</p>	<p>No change.</p>
		<p>Deconcentration</p>	<p>No change</p>
	<p>Public Housing</p>	<p>Eligibility</p>	<p>No change</p>
		<p>Waiting List Selection</p>	<p>No change</p>
		<p>Admission Policies/Preferences</p>	<p>No change</p>
		<p>Maintaining the Waiting List</p>	<p>No change</p>
		<p>Deconcentration</p>	<p>No change</p>

Section B.1: PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Anticipated Resources	Amount
<i>Financial Resources</i>	Housing Choice Voucher Program	Housing Assistance Payments	\$14,416,319
		Administrative Fees	\$1,082,112
		Other Income	\$15,980
	Public Housing	PHA Operating Subsidy	\$3,481,294
		Capital Fund	\$2,245,120
		Tenant Rents	\$1,360,779
		Non-Federal Sources	\$0

Section B1: PHA PLAN UPDATE (24 CFR 903.7)Required Element	Program	Description														
Rent Determination	Housing Choice Voucher Program	<p>Payments standards are set at 110% of the Small Area FMR for initial lease-ups, and current participants who remain in place receive the payment standard adopted prior to the implementation of the Small Area FMRs. The CHA is appealing the 3rd drop in the FMR for the City of Chester.</p> <p>PS for new lease ups on the 19013 zip code, effective 2/1/2020:</p> <table data-bbox="798 600 1050 795"> <tr> <td>Efficiency</td> <td>737</td> </tr> <tr> <td>One Bedroom</td> <td>858</td> </tr> <tr> <td>Two Bedroom</td> <td>1045</td> </tr> <tr> <td>Three Bedroom</td> <td>1298</td> </tr> <tr> <td>Four Bedroom</td> <td>1496</td> </tr> <tr> <td>Five Bedroom</td> <td>1720</td> </tr> <tr> <td>Six Bedroom</td> <td>1978</td> </tr> </table> <p>For communities outside of Chester, the payment standards are 110% of the HUD-published Small Area FMR for that zip code.</p>	Efficiency	737	One Bedroom	858	Two Bedroom	1045	Three Bedroom	1298	Four Bedroom	1496	Five Bedroom	1720	Six Bedroom	1978
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Section B1: PHA PLAN UPDATE (24 CFR 903.7)Required Element	Program	Description
	Public Housing	<p>The CHA flatrent schedule will be increased effective July 1, 2020 to 80% of the FY 2020 HUD-published FMR, October 1, 2019.</p> <p> One Bedroom 810 Two Bedroom 981 Three Bedroom 1222 Four Bedroom 1403 Five Bedroom 1613 </p>

Section B1: PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
<i>Operation and Management</i>	Overall	PHA Management	CHA has added the position of maintenance supervisor.
	Housing Choice Voucher Program	Program Management	Increased HCVP staff capacity to process income certifications remotely.
	Public Housing	Maintenance Management	No Change
		Prevention and Eradication of Pest infestation, cockroaches	No Change
	Program Management	<p>CHA continues to build program management capacity through use of a technical assistance contractor to complete annual recertifications of household income and composition.</p> <p>Use of technical assistance contractor to conduct new admission orientation sessions on an as needed basis.</p> <p>Use of technical assistance contractor to complete eligibility and suitability verifications of new admission applicants on an as needed basis.</p>	

Section B.1 PHA PLAN UPDATE (24 CFR 903.7)

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

Section B.1: Revision of PHA Plan Elements

Program/Initiative	Project Number	Number of Units	Unit Size	Description
Homeownership		4	3 BR	<p>The CHA will explore the feasibility of establishing partnerships to encourage the development of affordable homeownership units in Chester.</p> <p>The CHA anticipates that most homeownership opportunities in FY 2020-2024 will come through the Housing Choice Voucher Program Homeownership Program. One HCVP participant closed on a property since the April 2019 last plan submission and 2 additional households are in the process of completing first time home owner education.</p> <p>As reported in last year's submission, the CHA along with the Riverfront Alliance and the Chester Community Improvement Project is promoting and supporting first time homeowners for 4 newly constructed units at Arbor Estates in the City of Chester. Construction began May 17, 2019.</p>

Section B1 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
<i>Community Service and Self-Sufficiency</i>	Housing Choice Voucher Program	Programs offering Services and Amenities to assisted families	Referrals made to assisted families for Homebuyer Education, Credit Counseling, Career Link, PIT, and Delaware Community College, Domestic Abuse Project, Community Action, Food Cupboards, Legal Services of Southeastern PA.
		Economic and Self-Sufficiency Programs	HCVP participants may enroll in the HCVP Family Self-Sufficiency Program, the Chester Community Improvement Project (CCIP) Homebuyer Education Class, and the Family Savings Account (FSA) Program through the Community Action Agency of Delaware County.
		Section 3	<p>Pending funding, a new van will be purchased and if a fee for service transportation service is feasible, the van driver will be a Section 3 hire from current program participants.</p> <p>CHA continues to engage a program participant who has their own cleaning business to conduct housekeeping classes for Housing Choice Program participants to promote healthy lifestyles and successful tenancies. A training manual was also developed by the participant with technical assistance from the Chester Housing Authority.</p>
	Public Housing	Programs offering Services and Amenities to assisted families	Supportive services and public health referrals through COSA and the Widener School of Social Work.
		Economic and Self-Sufficiency Programs	Resident Training Academy formed to provide life skills, professional and personal development and encourage entrepreneurship.
		Section 3	Section 3 employment opportunities provided through modernization projects and seasonal grounds keeping.
		Community Service	There has been no change to the policy on community service requirements for non-working, non-disabled public housing residents.
		Treatment of Changes in Welfare Income	In accordance with the ACOP, if welfare sanctions a participant for failure to comply with TANF requirements, the CHA does not change the family's share of the rent due to the loss of income.

Section B.1: PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
Safety and Crime Prevention	Public Housing, Only	Statement of Need	<p>The City of Chester has been a haven of drug and violent activity for many years. Since the beginning of 2020, the city has had 14 homicides. Three (3) of these homicides happened on CHA properties. CHA Police maintain 24-hour coverage of all our properties in addition to a 24/7 dispatch center that residents call for police or maintenance assistance. The need for police coverage is clear from the amount of violence which continues to plague our properties and Chester City. The presence of CHA police tends to provide a sense of security for the residents as well as deter many crimes.</p>
		Crime Prevention Activities	<p>The CHA maintains a full-time police department and dispatch center for the safety and security of CHA residents and staff. All officers are sworn police officers with full arrest powers; who are trained and certified according to State law in the Commonwealth of Pennsylvania. The dispatch center is staffed 24/7, and is responsible for the security of the Matopos Senior Village, Edgemont, Madison, and Gateway Senior Apartments as well as dispatching calls for service to all CHA property.</p> <p>CHA police officers maintain a constant assault on drugs and gang activity at the public housing developments. Officers work to keep corners clear of loiterers, to ensure a safer environment for all residents to enjoy. We have found that clear corners equals less problems of drug and violent activity at our sites.</p> <p>The CHA installed cameras at the William Penn in 2018 to aid in crime prevention and in solving crimes that occur on its properties. In 2020-2021, the CHA will seek grants to install cameras at Wellington Ridge as well.</p> <p>Enforcing the debarment portion of the Trespass Policy has been an effective deterrent in reducing crime in our developments. In addition, CHA reduced the tree cover in the basketball court area of the William Penn Homes which reduced drug activity in that area.</p> <p>One of our CHA police officers was sworn in with the Delaware County Drug Task Force assisting in enforcement measures around the city and county. In addition, the CHA placed a police office in residence at Wellington Ridge.</p>
		Coordination between the PHA and City police to carry out crime prevention measures and activities	<p>CHA police work in close tandem with city of Chester Police in all areas of the city, not just our sites, as the city police work with us on keeping our sites safe. Many instances of mutual cooperation occur throughout any given year, including drug raids, weapons confiscation, access to police incident reports, warrant service, etc. The CHA has also entered into a security agreement for a private apartment building in a high crime area.</p>

Section B.1: PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
Pet Policy	Public Housing, Only	Ownership of pets in public housing	There have been no updates to the Pet Policy since the submission of the last PHA Plan.
Substantial Deviation	PH and HCVP		There have been no substantial deviations since submission of the last PHA Plan.
Significant Amendment or Modification	PH and HCVP		De minimus demolition of 5 units at Ruth L. Bennett Homes (Amp 11) Building 124, Units 1214, 1212, 1210, 1208, 1206 West Carla's Lane, Chester, PA 19013

Section B.1: PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
Asset Management	Public Housing Programs	Long Term Operating	<p>The CHA continues to employ a combination of private management, co-management, and resident involvement to ensure the long-term marketability and viability of its public housing stock.</p> <p>The amp-based accounting system was fully implemented in 2008 and the CHA completed a comprehensive physical needs assessment in 2009. Resident leaders submit requests for capital improvements and modernization at each of the CHA-managed sites during the annual planning process.</p> <p>CHA took over the management of the Wellington Ridge Housing Development in 2018 and the Chatham Senior Village development in November of 2018. Both these sites were mixed finance developments whose 15- year compliance period ended. Based on financial analysis completed in 2019, the CHA will not pursue a RAD Conversion for these properties as originally proposed.</p> <p>CHA will complete a Physical Needs Assessment (PNA) and Environmental review for all its sites.</p> <p><u>Ruth Bennett- CHA will upgrade exterior lights to energy efficient LED type fixtures install video surveillance cameras, install weather and water proofing to buildings and crawl spaces and installation of vinyl siding on porch awnings. Install carbon monoxide detectors in all units to comply with state law and local ordinances, as well as de-densify the site to make it more amenable to the remaining population.</u></p>

		<p>Capital Investment</p>	<p><u>Wellington Ridge</u>-CHA took over the management of the mixed finance site a 110 family and senior Wellington Ridge site in 2018, after the 15 year compliance period ended. The financial analysis completed in FY 2020 does not support a RAD conversion at this time.</p> <p><u>Chatham Senior Village</u>-CHA also took over the management of this mixed finance site, a 40 unit senior apartment site in November 2018, after the 15 year compliance period ended. The financial analysis completed in FY 2020 does not support a RAD conversion at this time.</p> <p><u>Chatham Estates</u>- Pending funding available, change forced hot air heating to a heating/cooling system (central air), add exterior lights, surveillance to site (Central air declined by tenants by petition due to concerns for higher utilities.) Install carbon monoxide detectors in all units to comply with state law and local ordinances.</p> <p><u>William Penn</u>- Pending funding available-change forced hot air heating to a heating/cooling system (central air), renovate community center basement to accommodate use by residents as a fitness center, install video surveillance cameras. Install carbon monoxide detectors in all units to comply with state law and local ordinances. Window replacement and exterior power washing.</p>
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		<p>Rehabilitation</p>	<p><u>William Penn and Ruth Bennett</u>- Both developments are now twenty (20) years old. Kitchen cabinets and carpet need to be replaced on an ongoing basis as units are turned over (approximately 15 – 20 units per year.)</p> <p>Ruth Bennett- Substantial rehab of Building 116,117, 124 (3 units),129, 132, 136, 140, and 148</p>
		<p>Modernization</p>	<p><u>Chatham Estates-Family</u> Install electronic entry system for resident units. Installation of 50 security cameras site wide. Window Replacement and Erosion Control</p> <p><u>Chatham Estates-Senior Village</u>- Install electronic entry system for 40 residential units. Installation of site wide security cameras (approx. 15 cameras).</p> <p><u>Wellington Ridge Phase I & II</u>- Install electronic entry system for all 110 residential units. Installation of site wide security cameras (approx. 50 cameras) and HVAC units</p>

		<p>Demolition/Disposition</p>	<p><u>6th Street Maintenance Facility</u> Demolition completed in June 2010, pending funding, the CHA will consider alternative options for development.</p> <p>Ruth Bennett – (demolish 5 units), relocate existing families to other available units throughout the development and declassify 3 units to be potentially used as CHA administrative onsite office/maintenance shop and some lease space.</p>
		<p>Other Needs</p>	<p>Continue fire-safety awareness through renter insurance initiative. Identify needs and available resources and procure equipment for police vehicles and officers throughout 2020-2024 Five Year Plan.</p>

Section B.2: New Activities

Program/Initiative	Project Number	Unit Count	Description	Timeline
HOPE VI or Mix Finance Modernization or Development		TBD	<p>6th Street Redevelopment</p> <p>Pending financing available, erect a mixed use building with commercial space and housing units</p>	<p>Exploration began in FY 2019 will continue throughout FY 2020 to determine feasibility of project.</p>

Section B.2: New Activities

Program/Initiative	Project Number	Number of Units	Unit Size	Accessibility Features	Description	Timeline
Demolition or Disposition					<p>Demolition of formerscattered site property at 318 Pennell Street, Chester, PA 19013, pending funds available. (Completed)</p> <p>Ruth Bennett- de minimus demolition of 5 units</p>	<p>FY2015- FY2019</p> <p>2020-2021</p>

Section B2: NEW ACTIVITIES

Required Element	Program	Development Name/Number	Designation Type	Application Status	Date Approved, Submitted, or Planned for Submission	Number of Units	Number of Elderly ACC Units
<i>Designated Housing Plan for Elderly and Disabled Families</i>	Public Housing	Wellington Senior Apartments	Elderly, only	Approved	Submitted February 2020	24	24
		Chatham Estates Senior Village	Elderly, only	Approved	Submitted February 2020	40	40
		Matopos Senior Village	Elderly, only	Approved	Submitted February 2020	82	29
		Edgemont Senior Apartments	Elderly, only	Approved	Submitted February 2020	87	25
		Madison Senior Apartments	Elderly, only	Approved	Submitted February 2020	38	13
		Gateway Apts.	Elderly, only	Approved	Submitted February 2020	64	23

Section B.2: New Activities

Program/Initiative	Project Number	Number of Units	Unit Size	Analysis of Required Projects/Buildings to be Converted	Amount of Rental Assistance
Conversion of Public Housing to Tenant-based Assistance				NO PLANNED CONVERSIONS	N/A
Conversion of Public Housing to Project-based Assistance				NO PLANNED CONVERSIONS	N/A

Section B.2: New Activities

Program/Initiative	Projected Number Of Units	General Locations	Description
Occupancy by Over-Income Families	TBD	William Penn Ruth Bennett Chatham Family Wellington Heights	CHA is awaiting further HUD guidance and will develop local policies and procedures when provided.

Section B.2: New Activities

Program/Initiative	Projected Number Of Units	General Locations	Description
Occupancy by Police Officers	1	Wellington Ridge	In last year, the CHA placed one officer at 11 th and Booth Streets at the Wellington Ridge development to help deter crime in this high crime area.
Safety Screenings	All New Admissions to Public Housing and Housing Choice Voucher Programs	Main Office	<p>To promote safe communities and successful tenancies, the CHA is exploring the use of the latest fingerprint scanning technology for confirming applicant identity and determining the existence of a prior criminal record that may be cause for denial of admission to the housing programs.</p> <p>Verification is provided through online access to the FBI's National Crime Center database.</p>

Section B.2: New Activities

Program/Initiative	Projected Number Of Units	General Locations	Description
Non-Smoking Policies	800	William Penn Ruth Bennett Chatham Estates Wellington Heights Chatham Senior	The CHA made changes to the Admissions and Continued Occupancy Policy and resident lease, and implemented non-smoking policies in July 2018. No changes to the policy since originally implemented.
Healthy Start Partnership	10/10	HCVP and PH sites William Penn Ruth Bennett Chatham Estates Wellington Heights Chatham Senior	As stated in the prior submission the Chester Housing Authority will issue up to ten (10) vouchers annually to eligible participants from the Healthy Start or Nurse-Family Partnership programs. Additionally, Ten (10) public housing applicants receiving supportive services from Healthy Start or the Nurse Family Partnership will receive an admissions preference. Six households have been referred to date by the Nurse-Family Partnership as “ready” to lease and maintain a unit.

Section B.2: New Activities

Program/Initiative	Projected Number Of New PBV Units	General Locations	Description
Project-based Vouchers	10	Lower poverty neighborhoods and in areas that will support other revitalization initiatives	<p>The primary focus of the CHA's PBV program is to obtain and preserve quality, affordable housing opportunities for the type and size housing units not readily available in the existing housing stock such as handicap accessible units and units for large families.</p> <p>In accordance with HUD regulations, the total number of units to be project-based cannot exceed 20% of the total HCVP ACC of 1591. The CHA has 300 project-based assisted units under AHAP/HAP and may accept proposals up to the maximum allowable number of project based assisted units, 318.</p> <p>Pending current funding levels, the CHA will provide project-based voucher to units developed with supportive services or accessible units for persons with disabilities for up to another 10% of HCVP ACC units.</p> <p>The CHA has provided a letter of intent to provide (10) project-based vouchers for one senior development with medical services at the former Community Hospital site and anticipates issuing a letter of intent for a (12) project-based vouchers for ADA compliant units at Makemie Court.</p>
Housekeeping Classes	N/A	CHA Main Office and Public Housing Community Centers	<p>The CHA continues to promote healthy lifestyles and successful tenancies by offering housekeeping classes to program participants. Fifty-three (53) participants have completed the class to date.</p> <p>The housekeeping classes focus on economical ways to maintain the primary health centers of the home (kitchen, bath, and bedrooms), clutter and fire safety hazards and promote the timely communication of repairs to owners and the CHA.</p>
Housekeeping Inspections	N/A	HCVP Units and Public Housing Units	<p>CHA will continue to conduct follow-up housekeeping inspections based on results at inspections and/or maintenance calls. Classes and follow-up inspections have shown a reduction in clutter and other housekeeping issues.</p>

Section B.2: New Activities

Program/Initiative	Projected Number Of Units	General Locations	Description
Units with approved Vacancies for Modernization	<p>19- from last plan</p> <p>7-additional</p>	<p>Ruth Bennett Homes and William Penn Homes</p>	<p>1214 West Carla's Lane-(unit renovated and re-occupied) 1308 Valentine Terrace- (unit renovated and re-occupied) 1009 Hunt Terrace-(unit renovated and re-occupied) 1013 Hunt Terrace-(unit renovated and re-occupied) 1404 Ruth L Bennett Place-(unit renovated and reoccupied) 1408 Ruth L Bennett Place-(unit renovated and reoccupied) 1412 Richardson Place-(unit renovated and reoccupied) 1413 Richardson Place-(unit renovated and reoccupied) 1428 Richardson Place-(unit renovated and reoccupied) 1309 Tilghman Street-(unit renovated and reoccupied) 1109 W Carla's Lane-(unit renovated and reoccupied) 1112 Carla's Lane-(unit renovated and reoccupied) 1005 Hunt Terrace-(unit renovated and reoccupied) 922 Carla's Lane-(unit renovated and reoccupied) 1102 Carla's Lane-(unit renovated and reoccupied) 400 Aaron's Way-(unit renovated and reoccupied) 417 Parker Street-(unit renovated and reoccupied) 317 Parker Street-(unit renovated and reoccupied) 415 Parker Street-(unit renovated and reoccupied) 1104 Carla's Lane 1134 W Carla's Lane 1206 W Carla's Lane 1444 Nugent Place 2nd Floor 1310 Valentine Terrace 317 Parker Street 403 Frank Young</p>

Section B.2: New Activities

Program/Initiative	Projected Number Of Units	General Locations	Description
Other Capital Grant Programs CF Community Facilities Grant, Emergency Safety, and Security Grants	531	Ruth Bennett William Penn Chatham Estates Wellington Ridge Chatham Senior	Security Grant- When Emergency Safety and Security Funding NOFA is released by HUD, CHA will apply for funds to install video surveillance cameras at William Penn Homes, Ruth Bennett Homes, and Chatham Estates.
Rent Collection Initiative	N/A	Housing Choice Voucher Program	<p>The CHA has 58 program participants in the Rent Collection Initiative.</p> <p>HCVP participants pay the tenant share of the rent in person at the administrative office of Chester Housing Authority, online, or by mail to the Chester Housing Authority.</p> <p>Owners receive payments from the CHA at the midmonth check-run. If payment is not received by the 5th of the month, the CHA issues a warning letter with copy to the owner. If not paid by the 10th of the month, the owner will be notified to start the eviction process.</p> <p>The CHA sees the initiative as beneficial to both tenants and landlords as it increases tenant awareness in the importance of paying their share of the rent in full and on time and decreases filings and judgements. The service also reduces money order fees and staff time in dealing with back rent issues at the time program participants wish to relocate to another unit.</p> <p>The service is a collaborative effort of the HCVP and Finance Departments.</p>

Section B3 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
Civil Rights Certification	HCVP and Public Housing Programs	Examination of impediments to fair housing	The Chester Housing Authority's Fair Housing Policy is detailed in Section 1-2 of the Admissions and Continued Occupancy Policy. There are no changes to the CHA's fair housing strategy since the submission of the last PHA Plan.
		Actions to address fair housing impediments	CHA has reviewed its facilities and practices to ensure compliance with all 504 requirements related to persons with disabilities. To the best of the CHA's knowledge, there have been no fair housing complaints from HCVP participants related to discrimination based on race, creed, family status, or national origin and HCVP participants have enjoyed a 98% lease-up success-rate. The HCVP video addresses Fair Housing rights and CHA staff will assist families in filing discrimination complaint forms to HUD if they occur.
		Works with local jurisdiction to affirmatively further fair housing	In 2003, the CHA executed an interagency agreement with Delaware County HA to reduce administrative barriers to HCVP assisted families in leasing in communities outside of the city of Chester. As a result of the interagency agreement, more than 300 CHA participants have found affordable housing opportunities in Greater Delaware County. As part of the Wellington Ridge HOPE VI revitalization, the CHA collaborated with the City of Chester to provide 50 affordable home ownership opportunities.
		Consistency with Consolidated Plan	There are no changes to the Annual Plan that would be inconsistent with the City of Chester's Consolidated Plan. The City of Chester's Consolidated Plan identifies the CHA as the city's largest provider of assisted housing and that the CHA plays an important role in maintaining and managing housing for low income households in the city of Chester. The Consolidated Plan also states that the City of Chester will continue to support and work with the Chester Housing Authority in its efforts to complete the physical configuration, reconstruction, and income mixing of all of the public housing as well as the revitalization and reconstruction of adjacent neighborhoods.

Section B4: FIVE YEAR AGENCY PLAN AND PHA PLAN UPDATE (24 CFR 903.7)

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

Section B4: FIVE YEAR AGENCY PLAN AND PHA PLAN UPDATE (24 CFR 903.7)

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

Sections B.5: FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES AND REVIEW OF PRIOR 5- YEAR PLAN

HUD STRATEGIC GOAL: Promote Economic Opportunities that Encourage Self-Sufficiency and Financial Stability

PHA GOAL 1: Create economic uplift opportunities

Objectives	Progress from Prior 5-Year Plan	FY 2020-2024
<p>Increase household income through skill development, training, and links to employment</p>	<p>Resident Training Academy In FY 2019, the Chester Housing Authority in partnership with Creative Education Opportunities Academy developed the Resident Training Academy to provide residents with virtual and in-person training in healthcare, technology, and personal development. The goal is to provide residents with the skills, support, and motivation to achieve their personal and professional goals. In addition to training, residents attend on-site job fairs where many are hired on the spot.</p>	<p>In FY 2020 and beyond, continue to apply for grants to support the Resident Training Academy and related self-sufficiency initiatives.</p> <p>Throughout the course of the plan, foster relationships that links assisted households to employment opportunities, with a performance goal of no less than five placements per year.</p> <p>In FY 2020 and continuing through the term of the Five Year Plan, monitor household incomes and training outcomes of the RTA program participants. Report number of all participants that leave assisted housing due to increases in income on an annual basis.</p>
<p>Increase financial stability</p>	<p>Note: Due to HUD's cost savings measures, the CHA's previously adopted an interim policy that called for 10 day reporting on increases in household income with tenant rent increases in effect 30 days from the first of the month following the completed certification. However, we believe we could create more stability in the household, ensure timely payment of rent and utilities if more time were given to implement the increased change.</p>	<p>In FY 2020, adopt an interim policy that requires timely reporting of increases in household income but allows up to six months to implement the increase in the tenant share of rent based on the percentage of increase to the tenant rent contribution and timeliness of reporting income change. See attached chart.</p> <p>In FY 2020, explore feasibility of CHA receiving Moving to Work designation in order to implement new formulas for determining rental subsidies and tenant share of the rent.</p>

Sections B.5: FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES AND REVIEW OF PRIOR 5- YEAR PLAN

HUD STRATEGIC GOAL: Promote Economic Opportunities that Encourage Self-Sufficiency and Financial Stability

PHA GOAL 1: Create economic uplift opportunities, continued

Objectives	Progress from prior 5-Year Plan	FY 2020-2024
<p>Decrease length of time and number of assisted adults reporting zero income</p>	<p>90 Day Mandatory Report implemented as part of Standard Operating Procedures</p>	<p>Beginning in FY 2020, as part of the annual recertification process, Occupancy Specialists will counsel and refer zero income reporting adults to agencies charged with responsibility of job placement (Career Link) and/or agencies responsible for determining eligibility for public benefits. Monitor and report outcomes of referrals on annual basis.</p> <p>Beginning in FY 2020 and throughout the five year term of the Agency Plan, approval of additional adults to join a currently assisted household will require proof of employment for at least 30 hours a week or another source of income such as public assistance, social security, SSI, unemployment benefits, etc.</p>

Sections B.5: FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES AND REVIEW OF PRIOR 5- YEAR PLAN

HUD STRATEGIC GOAL: Enhance and reform our rental assistance programs by providing sustainable models

PHA GOAL 2: Maximize use of housing program funds

Objectives	Progress from prior 5-Year Plan	FY 2020-2024
Create financially viable public housing communities	Enhanced tenant rent collection efforts and increased eviction actions for nonpayment of rent.	By FY 2021, complete de minimus demolition of 5 units at the Ruth Bennett homes and upgrade existing units at Ruth Bennett homes, William Penn, and Chatham Estates and Wellington Ridge.
Maintain a utilization rate of 98% of funding awarded for the Housing Choice Voucher Program	Until the shortfall in FY 2018, the CHA has sustained a utilization rate of 98% or higher of budgeted dollars in accordance with the Section 8 Management Assessment Program requirements.	By 12/31/2020, achieve and sustain a 99.5% utilization rate for ACC units in the Housing Choice Voucher Program. (1583).
Reduce vacancies in public housing communities, increase occupancy rate	Demand is high with 2000 plus applications received in last opening of public housing waiting list.	By June 2020, achieve and maintain a 95% or better occupancy rate at the CHA owned and/or managed public housing communities. By December 2020, for non-mod units, reduce unit turnover time to 15 days or less.
Improve health outcomes of lower income households through affordable housing opportunities	New initiative	Beginning in FY 2020, establish a set-aside of tenant-based vouchers for households receiving supportive services through the Healthy Starts program and establish an admissions preference for Healthy Start participants interested in residing in one of CHA's public housing developments.

Sections B.5: FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES AND REVIEW OF PRIOR 5- YEAR PLAN

HUD STRATEGIC GOAL: Reduce the Average Length of Homelessness

PHA GOAL 3: Support local homeless service providers

Objectives	Progress from Prior 5- Year Plan	FY 2020-2024 Goals
<p>Decrease homelessness in our community</p>	<p>CHA initiated a local homeless set aside initiative in FY 2016. When funding is available, 10% of program attrition is dedicated to providing rental assistance opportunities to the homeless.</p>	<p>In FY 2020 and throughout the term of the Five Year Agency Plan, continue to provide housing opportunities to homeless persons referred to CHA through the coalition of service providers led by the Delaware County Office of Behavioral Health and Community Action Agency.</p> <p>On an annual basis, document the outcomes and leasing success rate of homeless households provided the opportunity for rental assistance through Chester Housing Authority.</p>

Sections B.5: FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES AND REVIEW OF PRIOR 5- YEAR PLAN

HUD STRATEGIC GOAL: *Support sustainable homeownership and financial viability*

PHA GOAL 4: Encourage homeownership within the City of Chester

Objectives	Progress from Prior 5-Year Plan	FY 2020-2024 Goals
<p>Improve homeownership/renter ratios in City of Chester, stabilize neighborhoods</p>	<p>Over the past 15 years, CHA produced or supported the construction and/or purchase of more than 100 new homes in the City of Chester.</p>	<p>By the close of FY 2021, assist in the marketing and sale of four homes in Arbor Estates.</p> <p>By FY 2022, conduct outreach and refer 10 households to the First Time Home Buyer's Program.</p> <p>On a biannual basis, hold Housing Choice Homeownership Program information nights.</p>
<p>Sustain homeownership in the City of Chester</p>	<p>30 HCVP households have purchased homes since tracking began in 2004. Only four have used the HCVP Homeownership Option to mortgage property.</p> <p>CHA provided financial support to the building of 26 homeownership units as part of the City's Highland Garden revitalization.</p>	<p>By FY 2023, conduct outreach and refer 10 households to the Home Improvement Program.</p>

Sections B.5: FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES AND REVIEW OF PRIOR 5- YEAR PLAN

HUD STRATEGIC GOAL: Remove lead-based paint hazards and other health risks from homes

PHA GOAL 5: Improve the quality of assisted housing

Objectives	Progress from prior 5-Year Plan	FY 2020-2024 Goals
Demolish or dispose of obsolete public housing	No demolition of units in prior 5-year plan as HOPE VI revitalization was completed in prior Five Year Plans.	By FY 2021, demolish 5 units on RLB site as part of site improvement plan.
Provide replacement public housing	No replacement housing was sought during the prior 5-Year Plan.	No longer applicable.
Provide replacement vouchers	No replacement vouchers were requested during the prior 5- Year Plan.	No longer applicable.

Sections B.5: FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES AND REVIEW OF PRIOR 5- YEAR PLAN

HUD STRATEGIC GOAL: Remove lead-based paint hazards and other health risks from homes

PHA GOAL 5: Improve the quality of assisted housing, continued

Objectives	Progress from Prior Five-Year Plan	FY 2020-2024 Goals
Increased tenant and owner compliance to support housing quality	Under cost saving measures the CHA initiated an annual to biennial inspection process in the Housing Choice Voucher Program. Since then, the CHA has observed an increase in the number of violations and therefore changed its policy to require households with 15 or more HQS violations at the biennial inspection to be inspected every 6 months.	In FY 2020 and throughout the Five Year Plan, the CHA will continue to require more frequent inspections of units with more than 15 deficiencies. In addition, the CHA will evaluate inspection results provided by McCright on a monthly basis to determine whether the tenant and owner is eligible for continued participation in the Housing Choice Voucher Program. If the unit's inspection history shows a pattern of excessive deficiencies, the owner and/or tenant may be denied further participation in the housing choice voucher program.
Reducing hazards	HQS Workshops and the RRP Certification Course was previously offered to HCVP owners during last Five-Year Plan.	On an annual basis, the CHA will offer training to owners and property managers on the federal housing quality standards and lead-safe practices.

Sections B.5: FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES AND REVIEW OF PRIOR 5- YEAR PLAN

HUD STRATEGIC GOAL: Reimagine the Way HUD Works

PHA GOAL 6: Organize and deliver services more effectively

Objectives	Progress from Prior 5-Year Plan	FY 2020-2024 Goals
Provide flexibility to working households	CHA explored use of Saturdays and early evenings for special programs (i.e. Homeownership, FSS, etc.). Want to extend to other program areas in this Five Year Plan.	In FY 2020, the CHA will explore the feasibility of flexible appointment hours and streamlined certification processes to reduce the amount of lost wages in meeting housing program requirements.
Increase operational efficiencies	CHA has maintained state of the art software and communication systems to serve our clients.	<p>Explore and implement additional technologies to decrease timeframe for determining whether applicant meets suitability and admissions criteria. (i.e. Identity confirmations and criminal record checks)</p> <p>Throughout Five Year Plan, identify enhancements to CHA website to better meet client service needs. (i.e. Add more forms to website, etc.) Survey clients and staff as to highest number of forms/information needed.</p> <p>By close of FY 2020, purchase and install new telephone system. (Completed June 2019)</p>
Moving to Work	No MTW applications were announced by HUD during the prior Five Year Plan	To promote agency efficiencies and focus on economic uplift of assisted households, prepare and submit Moving to Work proposal when HUD announces new MTW applications.

Sections B.5: FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES AND REVIEW OF PRIOR 5- YEAR PLAN

OTHER PHA GOALS AND OBJECTIVES

PHA GOAL 7: Leadership and Succession

Objectives	Progress from Last Five Year Plan	FY 2020-2024 Goals
Develop and train new board members	CHA provided Board training and offered additional sessions on PHA financial reports and procurement workshops In addition, several Board members attended commissioner conferences.	Throughout the term of the Five Year Plan, provide training to new board members and refresher training for current board members when administrative policies are updated.
Recruit, train, and maintain diverse and well-qualified employees	Staff retreats, in-service trainings, online training, and national training certification classes offered and completed by CHA employees. Online training to staff offered through the Housing Television Network.	Develop and maintain skills inventory of CHA employees and execute a plan to increase current skill levels and fill gaps as needed when recruiting new hires.

SECTION B5: FIVE YEAR AGENCY PLAN

Definition of Substantial Deviation and Significant Amendment or Modification for the 5-Year and Annual Plan

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year plan and significant amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation [24 CFR Part 903.7(r)].

a. Definition of Substantial Deviation from the 5-Year Plan

The Chester Housing Authority (PA07) shall define a Substantial Deviation from the five-year plan as follows.

- Any collective change in the planned or actual use of federal funds for activities that would prohibit or redirect the Chester Housing Authority's strategic goals or mission of sustaining or increasing the availability of decent, safe and affordable housing while promoting self-sufficiency and asset development of families and individuals from being implemented as identified in the five-year plan. This includes elimination or major changes in any activities proposed, or policies provided in the agency plan that would momentarily affect services or programs provided residents. This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.
- Any collective change in the planned or actual use of federal funds as identified in the 5-year plan that exceeds 20% of the Chester Housing Authority's annual program budget for all combined public housing activities to include the Capital Fund Program.

b. Definition of Significant Amendment or Modification to the Annual and 5-year plan

The Chester Housing Authority shall define a Significant Amendment or Modification to the annual and 5-year plan as follows:

- Changes of a sufficient nature to the rent, admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to a change in the Section 8 Administrative Plan or the Public Housing Admissions and Continued Occupancy Policy.
- Changes to the Chester Housing Authority's plans effecting the demolition or disposition of public housing, designation of senior or disabled housing, the homeownership program, and a plan to convert public housing units to other than assisted housing.

B6



Memo

To: Resident Advisory Board
From: Quineice N. Harris
CC: S. Fischer, M. Zissimos, N. Wise, R. Kubas, Chief O'Neill, M. Militello
Date: 1/27/2020
Re: FY 2021 Annual Plan Resident Meeting

Thank you for attending our Agency Annual Plan Meeting, you recommended the following items.

- New employee introduction to residents
- Entrepreneurship classes for youth
- Kids Café
- Adult Computer Classes

The schedule for the Annual Plan process is as follows:

- February 13, 2020: Follow up Resident Advisory Board Meeting
 3 p.m., CHA administrative offices
 1111 Avenue of the States, 3rd Floor Conference Room
- February 14, 2020: Plan changes available for public viewing/comment
 3 p.m., CHA administrative offices
 1111 Avenue of the States, 3rd Floor Conference Room
- April 1, 2020: Public Hearing to present Annual Plan updates
 3 p.m., CHA administrative offices
 1111 Avenue of the States, 3rd Floor Conference Room

Residents may submit in writing proposed changes or additions to the Admissions and Continued Occupancy Policy, Housing Choice Administrative Plan, and site improvements at any time during the planning process to qharris@chesterha.org or fax to 610-904-1222. Please put RE: ANNUAL PLAN UPDATES in the subject area.

Thank you for your participation.



AFFIDAVIT OF PUBLICATION
639 S. Chester Rd. • Swarthmore, PA 19081

CHESTER HOUSING AUTHORITY
1111 AVENUE OF THE STATES
CHESTER, PA 19013
Attention:

STATE OF PENNSYLVANIA,
COUNTY OF DELAWARE

The undersigned *Diane McConal* being duly sworn the he/she is the principal clerk of Daily Times and Sunday Times, Daily & Sunday Times Digital, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CHESTER HOUSING AUTHORITY

Published in the following edition(s):

Daily Times and Sunday Times 01/16/20
Daily & Sunday Times Digital 01/16/20

Affiant further deposes that she/he is not interested in the subject matter of the aforesaid notice of advertisement, and that all allegations in the foregoing statements as to time, place and character of publication are true:

Sworn to the subscribed before me this 16th day of January 2020.

Joan McCarty Bablak
Notary Public, State of Pennsylvania
Acting in County of Delaware

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Joan McCarty Bablak, Notary Public
Upper Darby Twp., Delaware County
My Commission Expires April 19, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

PUBLIC NOTICE
THE CHESTER HOUSING AUTHORITY (CHA) is drafting its Annual Plan for 2020-2021 in compliance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA). Pursuant to QHWRA, the draft plan will be available for public review on February 14, 2020 at CHA's administrative offices at 1111 Avenue of the States, Chester, PA 19013 from Monday through Friday 8:30a.m. to 4:00p.m. A public hearing will be held on April 1, 2020 at 3:00pm in the third floor conference room of the CHA's administrative offices, 1111 Avenue of the States, Chester, PA 19013. All are invited to comment on the draft and attend the public hearing. CHA is an equal opportunity employer.

DCT: Jan 16. a-1

Advertisement Information

Client Id: 882078



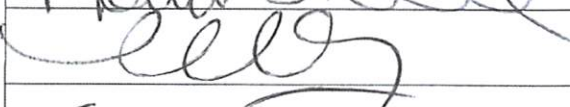
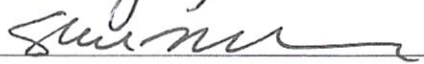
Ad Id: 1945360

PO:

Sales Person: 063308

CHA Annual Plan Meeting

February 13, 2020 3PM

Name	Signature
Quineice Harris	
Mary Mittele	
Norman Wise	Norman Wise.
	Mary Zissimof
Steven Fischer	

B7

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Thaddeus Kirkland, the Mayor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Chester Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

City of Chester, PA 19013
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

Both the PHA Plan and the Consolidated Plan address the shortage of decent and affordable housing in the City of Chester with a particular emphasis on the need to provide accessible and modified housing units for the elderly and persons with disabilities. To address that need, the CHA has in its plan to support two proposed projects with accessible, ADA-modified units with project-based voucher rental assistance.

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
Thaddeua Kirkland	Mayor
Signature	Date

Section 8.0 Capital Improvements

HUD Form	Description	Grant Number	Year	Report Date
Internal Schedule in lieu of HUD 50075.1	Annual Statement/Performance and Evaluation Report-Capital Fund Program and Capital Fund Replacement Housing Factor	PA01P007501-17	FFY 2017	12/31/2019
Internal Schedule in lieu of HUD 50075.1	Annual Statement/Performance and Evaluation Report-Capital Fund Program and Capital Fund Replacement Housing Factor	PA01P007501-18	FFY 2018	12/31/2018
Internal Schedule in lieu of HUD 50075.1	Annual Statement/Performance and Evaluation Report-Capital Fund Program and Capital Fund Replacement Housing Factor	PA01P007501-19	FFY 2019	12/31/2019
Internal Schedule in lieu of HUD 50075.1	5 Year Action Plan		FFY 2020 - 2024	

CHESTER HOUSING AUTHORITY
PA007

31-Dec-19

2017 CFP													
Obligat'n Date: 08/16/17										Obligated End Date: 08/16/19			
										Disbursement End Date: 08/16/21			
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Amt w/ waiver	Budget Rev #2 (April 2018)	Budget Rev #3 (SEP 2018)	Budget Rev #4 (working)	Obligated	Obligation Date	Expensed	Remaining
1406 OPERATIONS													
		ALL	Supplement AMP operations		480,234.00	634,358.00	634,358.00	634,358.00	634,358.00	634,358.00	10/18/17	634,358.00	-
SubTotal 1406 - Operations					480,234.00	634,358.00	634,358.00	634,358.00	634,358.00	634,358.00		634,358.00	-
1408 MGMT IMPROVEMENT													
		ALL	Web Site update for ADA compliance	ALERT system	15,000.00	15,000.00	15,000.00	8,741.85	8,741.85	8,741.85	02/01/18	8,741.85	-
		ALL	Training										-
SubTotal 1408 - Mgmt Improvements					15,000.00	15,000.00	15,000.00	8,741.85	8,741.85	8,741.85		8,741.85	-
1410 ADMINISTRATION													
		ALL	COCC Mgmt Fee		192,094.00	144,532.00	144,532.00	144,532.00	144,532.00	144,532.00	10/18/2017	144,532.00	-
SubTotal 1410 - Administration					192,094.00	144,532.00	144,532.00	144,532.00	144,532.00	144,532.00		144,532.00	-
1480 GENERAL CAPITAL ACTIVITY													
<i>Contract Administration</i>													
1430													
		ALL	A&E	N/A	100,000.00	140,000.00	140,000.00	176,372.12	176,372.12	176,362.12	08/01/17	176,372.12	-
		ALL	Advertising	5 Ads	3,500.00	3,500.00	3,500.00	-	-	-			-
		ALL	Energy Audit										-
		ALL	PNA/Environmental Reviews										-
		11-RB	Urban Farm Initiative	Farm Manager	30,000.00	37,562.00	37,562.00	37,562.00	37,562.00	37,562.00	10/18/17	30,459.32	7,102.68
Subtotal - contract administration					-	133,500.00	181,062.00	181,062.00	213,934.12	213,924.12		206,831.44	7,102.68
<i>Dwelling Unit - Site Work</i>													
1450													
		10-WP	Erosion Control	5 Locations - Aarons Way, Frank Young, Whittington, Parker & 5th St	10,000.00	10,000.00	10,000.00	10,000.00	10,075.00	10,075.00	7/1/2018 & 11/30/18	10,075.00	-
		10-WP	Exterior Power Washing										-
		10-WP	Lighting-LED (rear courtyards & bball court) replacement										-
		10-WP	Road resurfacing										-
		10-WP	Security Cameras (exterior)										-
		10-WP	Sidewalk (trip hazard) repairs	Funge from 5YR					12,520.00	12,520.00	10/04/18	12,520.00	-
		10-WP	Signage & Unit ID Numbers										-
		10-WP	Speed Bumps										-
		11-RB	Basketball Court resurface	4500 sq ft	28,546.00	28,546.00	28,546.00	28,546.00	15,951.00				15,951.00

CHESTER HOUSING AUTHORITY
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2017 CFP											31-Dec-19		
BU	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Amt w/ waiver	Budget Rev #2 (April 2018)	Budget Rev #3 (SEP 2018)	Budget Rev #4 (working)	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Erosion Control										
		11-RB	Exterior Power Washing										
		11-RB	Lighting - LED high density discharge wall packs replacement										
		11-RB	Road resurfacing										
		11-RB	Security Camera										
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)										
		11-RB	Sidewalk (trip hazard) repairs										
		11-RB	Signage & Unit ID Numbers										
		11-RB	Site Fencing										
		11-RB	Speed Bumps										
		13-CF	Erosion Control										
		13-CF	Exterior Power Washing										
		13-CF	Road resurfacing										
		13-CF	Security Cameras										
		13-CF	Sidewalk (trip hazard) repairs										
		13-CF	Signage & Unit ID Numbers										
		13-CF	Speed Bumps										
		14-CS	Erosion Control										
		14-CS	Security Cameras										
		14-CS	Signage & Unit ID Numbers										
		15-WR	Erosion Control										
		15-WR	Security Cameras										
		15-WR	Signage & Unit ID Numbers										
			<i>Subtotal - dwelling unit (site work)</i>		38,546.00	38,546.00	38,546.00	38,546.00	38,546.00	22,595.00		22,595.00	15,951.00
			<i>Dwelling Unit - Interior</i>										
		1460											
		10-WP	Building Façade Repair										
		10-WP	Exterior Lights around Buildings										
		10-WP	Fire suppression system repairs										
		10-WP	Flooring replacement										
		10-WP	Furnace replacement (3 & 4 BRs)										

CHESTER HOUSING AUTHORITY
PA007

31-Dec-19

2017 CFP

Obligat'n Date:

08/16/17

Obligated End Date: 08/16/19

Disbursement End Date: 08/16/21

BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Amt w/ waiver	Budget Rev #2 (April 2018)	Budget Rev #3 (SEP 2018)	Budget Rev #4 (working)	Obligated	Obligation Date	Expensed	Remaining
		10-WP	Furnace replacement (5 BR)										-
		10-WP	Gut Units - excess damage	400 Aaron; 317, 415 & 417 Parker - funge the 3 Parker units to 5YP	120,000.00	120,000.00	28,482.78	33,404.81	34,360.00	34,360.00	04/03/19	34,360.00	-
		10-WP	Hot water heaters replacement										-
		10-WP	Kitchen Cabinet Replacement										-
		10-WP	Mold remediation										-
		10-WP	Utility Meters - Self Metering										-
		10-WP	Roof repairs										-
		10-WP	Security Cameras	Install cameras on entire site - funge from 5YP			91,517.22	96,806.22	96,806.22	96,806.22	04/03/18	96,806.22	-
		10-WP	Termite eradication	all units	30,000.00	30,000.00	30,000.00	30,000.00	30,500.00	30,500.00	05/08/19	30,500.00	-
		10-WP	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden										-
		11-RB	Bathroom fan installs										-
		11-RB	Boiler replacement w/ individual unit systems										-
		11-RB	Boiler Replacement/repairs										-
		11-RB	Common Area Hallway renovations	5 buildings	20,000.00	20,000.00	20,000.00	20,000.00	18,544.81	20,000.00	06/07/18	14,930.00	3,614.81
		11-RB	Fire suppression system repairs										-
		11-RB	Flooring replacement										-
		11-RB	Gut Units - excess damage	1412 & 1413 Richardson; 1428 Wright; 1309 Tilghman	151,825.00	151,825.00	151,825.00	115,000.00	33,570.28	33,570.28		33,570.28	-
		11-RB	Kitchen Cabinet Replacement										-
		11-RB	Mold remediation										-
		11-RB	Utility Meters - Self Metering										-
		11-RB	Porch repairs										-
		11-RB	Roof and attic improvements										-
		11-RB	Security Camera										-

CHESTER HOUSING AUTHORITY

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31-Dec-19

2017 CFP

Obligat'n Date:

08/16/17

Obligated End Date: 08/16/19

Disbursement End Date: 08/16/21

BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Amt w/ waiver	Budget Rev #2 (April 2018)	Budget Rev #3 (SEP 2018)	Budget Rev #4 (working)	Obligated	Obligation Date	Expensed	Remaining
			Vacancy Reduction - regular work										
		11-RB	Items that have become substantial in scope and a fiscal burden	1141 & 1403 Carla; 1418 11th; 1007 Tilghman; 1013 Taylor					83,088.00	83,088.00	02/15/19	83,088.00	-
		11-RB	Water infrastucuture repairs										-
		13-CF	Locks - Electronic										-
		13-CF	Exterior hand rail painting										-
		13-CF	Fire suppression system repairs										-
		13-CF	Flooring replacement										-
		13-CF	Furnace (gas) repalcement 100										-
		13-CF	HVAC Unit upgrades										-
		13-CF	Kitchen Cabinet Replacement										-
		13-CF	Mold remediation										-
		13-CF	Roof repairs										-
		13-CF	Termite eradication										-
		14-CS	Building intercom system upgrade										-
		14-CS	Common Area Hallway & Lobby renovations (incl furnishings)										-
		14-CS	Common area lighting upgrades										-
		14-CS	Locks - Electronic										-
		14-CS	Fire suppression system repairs										-
		14-CS	Flooring replacement										-
		14-CS	HVAC Unit replace/repair										-
		14-CS	Kitchen Cabinet Replacement										-
		14-CS	Laundry Room ventilation system upgrade										-
		14-CS	Mold remediation										-
		14-CS	Roof & gutter repairs/replacement										-
		15-WR	Balcony/Deck repair/replace										-
		15-WR	Electronic Locks										-
		15-WR	Fire suppression system repairs										-
		15-WR	HVAC Unit replace/repair										-
		15-WR	Mold remediation										-
		15-WR	Roof & gutter repairs/replacement										-
		15-WR	Window Replacement & Repairs										-
		ALL	Auto Shutoff Sprinkler Heads										-
		ALL	Install CO2 detectors										-

CHESTER HOUSING AUTHORITY

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31-Dec-19

2017 CFP

Obligat'n Date:

08/16/17

Obligated End Date: 08/16/19

Disbursement End Date: 08/16/21

BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Amt w/ waiver	Budget Rev #2 (April 2018)	Budget Rev #3 (SEP 2018)	Budget Rev #4 (working)	Obligated	Obligation Date	Expensed	Remaining
<i>Subtotal - dwelling unit interior - old 1460</i>					171,825.00	171,825.00	171,825.00	135,000.00	135,203.09	136,658.28		131,588.28	3,614.81
<i>Dwelling Unit - Interior</i>													
	1465												
		ALL	Appliances										-
<i>Subtotal - dwelling unit interior - old 1465</i>					-	-	-	-	-	-		-	-
<i>Non-Dwelling Unit - Interior</i>													
	1470												
		10-WP	Community Center Renovations (incl. basement)	1 building	55,000.00	55,000.00	55,000.00	55,000.00	51,421.72	51,472.72		45,690.61	5,731.11
		10-WP	Community Center Renovations café expansion										
		10-WP	Management Office - exterior stucco renovation/repairs										
		10-WP	Solar/Green Initiative										-
		11-RB	Boiler plant distribution upgrades										-
		11-RB	Building Demolition										-
		11-RB	Community/Maint Center Renovation	1 building	55,000.00	55,000.00	55,000.00	55,000.00	56,920.00	56,920.00		56,920.00	-
		11-RB	Solar/Green Initiative										-
		15-WR	Community Center Renovations (incl. admin office space)										-
		ALL	Site Redevelopment - 6th Street	1 building	154,124.00	-	-	-	-				-
<i>Subtotal - non-dwelling unit interior</i>					264,124.00	110,000.00	110,000.00	110,000.00	108,341.72	108,392.72		102,610.61	5,731.11
<i>Non-Dwelling Equipment (Hard & Soft)</i>													
	1475												
		ALL	Litter vacuum (street type)										-
		ALL	Bucket Truck										-
		ALL	Pressure Washers										-
		ALL	Trash Truck										-
		ALL	Upgrade Computer Sytesm										-
		11-RB	Urban Farm Initiative Equipment										-
<i>Subtotal - non-dwelling equipment</i>					-	-	-	-	-	-		-	-
SubTotal 1480 - General Capital Activity					757,995.00	651,433.00	651,433.00	657,691.15	657,691.15	643,236.34		625,291.55	32,399.60
9001 BOND DEBT OBLIGATION													
		GATE	Development Activities		475,614.00	475,614.00	475,614.00	475,614.00	475,614.00	475,614.00	09/06/17	475,614.00	-
SubTotal 9001 - Bond Debt Obligation					475,614.00	475,614.00	475,614.00	475,614.00	475,614.00	475,614.00		475,614.00	-
TOTALS					1,920,937.00	1,920,937.00	1,920,937.00	1,920,937.00	1,920,937.00	1,906,482.19		1,888,537.40	32,399.60

CHESTER HOUSING AUTHORITY
PA007

31-Dec-19

2018 CFP												
				Obligat'n Date: 05/29/18		Obligated End Date: 05/28/20		Disbursement End Date: 05/28/22				
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Amt w/ waiver (Sept 2018)	Budget Rev #2 Amt w/ waiver (Oct 2018)	Budget Rev #3 Amt w/ waiver (working)	Obligated	Obligation Date	Expensed	Remaining
1406 OPERATIONS												
		ALL	Supplement AMP operations		579,721.00	695,665.00	695,665.00	695,665.00	695,665.00	07/01/18	695,665.00	-
SubTotal 1406 - Operations					579,721.00	695,665.00	695,665.00	695,665.00	695,665.00		695,665.00	-
1408 MGMT IMPROVEMENT												
		ALL	Web Site update for ADA compliance									
		ALL	Training	Housing Software training	2,400.00	2,436.09	2,436.09	2,436.09	2,436.09	07/01/18	2,436.09	-
SubTotal 1408 - Mgmt Improvements					2,400.00	2,436.09	2,436.09	2,436.09	2,436.09		2,436.09	-
1410 ADMINISTRATION												
		ALL	COCC Mgmt Fee		231,888.00	231,888.00	234,390.00	234,390.00	234,390.00	07/01/18	234,390.00	-
SubTotal 1410 - Administration					231,888.00	231,888.00	234,390.00	234,390.00	234,390.00		234,390.00	-
1480 GENERAL CAPITAL ACTIVITY												
<i>Contract Administration</i>												
1430												
		ALL	A&E	N/A	150,000.00	150,000.00	172,515.00	175,879.19	175,879.19	09/01/18	175,879.19	-
		ALL	Advertising	5 Ads	3,500.00	3,463.91	3,463.91	1,300.08	1,300.08	04/29/19	1,300.08	-
		ALL	Energy Audit	Funged from 5YR Plan				23,010.00	23,010.00	12/19/18	23,010.00	-
		ALL	PNA/Environmental Reviews	Funged from 5YR Plan				19,325.00	19,325.00	12/19/18	19,325.00	-
		11-RB	Urban Farm Initiative	Farm Manager	38,700.00	38,700.00	38,700.00	37,350.00	37,350.00	09/01/18		37,350.00
Subtotal - contract administration					-	192,200.00	192,163.91	214,678.91	256,864.27		219,514.27	37,350.00
<i>Dwelling Unit - Site Work</i>												
1450												
		10-WP	Erosion Control									-
		10-WP	Exterior Power Washing									-
		10-WP	Lighting-LED (rear courtyards & bball court) replacement									-
		10-WP	Road resurfacing									-
		10-WP	Security Cameras (exterior)									-
		10-WP	Sidewalk (trip hazard) repairs									-
		10-WP	Signage & Unit ID Numbers									-
		10-WP	Speed Bumps									-
		11-RB	Basketball Court resurface									-

CHESTER HOUSING AUTHORITY
PA007

31-Dec-19

2018 CFP												
Obligat'n Date: 05/29/18						Obligated End Date: 05/28/20						
						Disbursement End Date: 05/28/22						
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Amt w/ waiver (Sept 2018)	Budget Rev #2 Amt w/ waiver (Oct 2018)	Budget Rev #3 Amt w/ waiver (working)	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Erosion Control									-
		11-RB	Exterior Power Washing									-
		11-RB	Lighting - LED high density discharge wall packs replcement									-
		11-RB	Road resurfacing									-
		11-RB	Security Camera									-
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)	40 linear ft				13,672.00	13,672.00	02/01/19	13,672.00	-
		11-RB	Sidewalk (trip hazard) repairs	Sidewalk repairs - expand for police use (60,000 sq ft)	65,000.00	65,000.00	65,000.00	65,000.00	65,000.00	04/18/19	40,703.00	24,297.00
		11-RB	Signage & Unit ID Numbers									-
		11-RB	Site Fencing									-
		11-RB	Speed Bumps									-
		13-CF	Erosion Control									-
		13-CF	Exterior Power Washing									-
		13-CF	Road resurfacing									-
		13-CF	Security Cameras									-
		13-CF	Sidewalk (trip hazard) repairs									-
		13-CF	Signage & Unit ID Numbers									-
		13-CF	Speed Bumps									-
		14-CS	Erosion Control									-
		14-CS	Security Cameras									-
		14-CS	Signage & Unit ID Numbers									-
		15-WR	Erosion Control									-
		15-WR	Security Cameras									-
		15-WR	Signage & Unit ID Numbers									-
Subtotal - dwelling unit (site work)					65,000.00	65,000.00	65,000.00	78,672.00	78,672.00		54,375.00	24,297.00
Dwelling Unit - Interior												
	1460											
		10-WP	Building Façade Repair									-
		10-WP	Exterior Lights around Buildings									-
		10-WP	Fire suppression system repairs									-
		10-WP	Flooring replacement	5 units	20,000.00	20,000.00	20,000.00	20,000.00	3,350.00		3,350.00	16,650.00
		10-WP	Furnace replacement (3 & 4 BRs)									-

CHESTER HOUSING AUTHORITY

PA007

31-Dec-19

2018 CFP												
				Obligat'n Date: 05/29/18		Obligated End Date: 05/28/20						
						Disbursement End Date: 05/28/22						
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Amt w/ waiver (Sept 2018)	Budget Rev #2 Amt w/ waiver (Oct 2018)	Budget Rev #3 Amt w/ waiver (working)	Obligated	Obligation Date	Expensed	Remaining
		10-WP	Furnace replacement (5 BR)									-
		10-WP	Gut Units - excess damage	411 & 421 Parker; 407 Aarons Way; 519 W 5th; 402, 403,407 & 414 Frank Young;	302,500.00	245,000.00	245,000.00	88,326.28	57,649.00		57,649.00	30,677.28
		10-WP	Hot water heaters replacement									-
		10-WP	Kitchen Cabinet Replacement	9 units	20,000.00	20,000.00	20,000.00	53,244.35	53,244.35	11/01/18	53,244.35	-
		10-WP	Mold remediation									-
		10-WP	Utility Meters - Self Metering									-
		10-WP	Roof repairs	5 buldings	25,000.00	25,000.00	25,000.00	23,520.00	23,520.00		23,520.00	-
		10-WP	Security Cameras									-
		10-WP	Termite eradication									-
		10-WP	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden	402,403 & 412, 414 Frank Young; 302 316, 400, 416,& 418 Franklin; 403, 411 Parker; 403 Aarons; 303 whittington				263,175.01	263,175.01	12/01/18	263,175.01	-
		11-RB	Bathroom fan installs									-
		11-RB	Boiler replacement w/ individual unit systems									-
		11-RB	Boiler Replacement/repairs									-
		11-RB	Common Area Hallway renovations									-
		11-RB	Fire suppression system repairs					53,932.00	53,932.00	10/08/18	53,932.00	-
		11-RB	Flooring replacement	5 units	20,000.00	20,000.00	20,000.00	20,000.00				20,000.00
		11-RB	Gut Units - excess damage	1432 & 1444 Nugent & 1310 Valentine	121,000.00	105,000.00	105,000.00	105,000.00	69,022.00		69,022.00	35,978.00
		11-RB	Kitchen Cabinet Replacement	5 units	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	06/27/19	5,000.00	15,000.00
		11-RB	Mold remediation									-
		11-RB	Utility Meters - Self Metering									-
		11-RB	Porch repairs									-
		11-RB	Roof and attic improvements	20 buildings	165,000.00	158,000.00	158,000.00	63,722.73	24,320.00	02/01/19	24,320.00	39,402.73
		11-RB	Security Camera	10 cameras	50,000.00	50,000.00	50,000.00	50,000.00	6,476.00	06/21/19	6,476.00	43,524.00

CHESTER HOUSING AUTHORITY

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2018 CFP												
			Obligat'n Date: 05/29/18			Obligated End Date: 05/28/20						
						Disbursement End Date: 05/28/22						
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Amt w/ waiver (Sept 2018)	Budget Rev #2 Amt w/ waiver (Oct 2018)	Budget Rev #3 Amt w/ waiver (working)	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden	933 Phillips; 1134 & 1206 Carlas				25,421.75	25,421.75	12/01/18	25,421.75	-
		11-RB	Water infrastucuture repairs									-
		13-CF	Locks - Electronic									-
		13-CF	Exterior hand rail painting									-
		13-CF	Fire suppression system repairs									-
		13-CF	Flooring replacement	5 units	20,000.00	20,000.00	20,000.00	23,966.68	23,966.68		23,966.68	-
		13-CF	Furnace (gas) repalcement 100									-
		13-CF	HVAC Unit upgrades									-
		13-CF	Kitchen Cabinet Replacement	5 units	20,000.00	20,000.00	20,000.00	20,000.00	27,616.00		27,616.00	(7,616.00)
		13-CF	Mold remediation									-
		13-CF	Roof repairs	10 buildings	50,000.00	50,000.00	50,000.00	50,000.00				50,000.00
		13-CF	Termite eradication									-
		14-CS	Building intercom system upgrade									-
		14-CS	Common Area Hallway & Lobby renovations (incl furnishings)									-
		14-CS	Common area lighting upgrades									-
		14-CS	Locks - Electronic									-
		14-CS	Fire suppression system repairs									-
		14-CS	Flooring replacement									-
		14-CS	HVAC Unit replace/repair	1 HVAC Unit				14,315.00	14,315.00	01/01/19	14,315.00	-
		14-CS	Kitchen Cabinet Replacement									-
		14-CS	Laundry Room ventilation system upgrade									-
		14-CS	Mold remediation									-
		14-CS	Roof & gutter repairs/replacement									-
		15-WR	Balcony/Deck repair/replace									-
		15-WR	Electronic Locks									-
		15-WR	Fire suppression system repairs									-
		15-WR	HVAC Unit replace/repair	4 HVAC Units				39,937.00	39,937.00	12/01/18	39,937.00	-
		15-WR	Mold remediation									-
		15-WR	Roof & gutter repairs/replacement									-
		15-WR	Window Replacement & Repairs									-
		ALL	Auto Shutoff Sprinkler Heads									-
		ALL	Install CO2 detectors									-

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2018 CFP												
				Obligat'n Date: 05/29/18		Obligated End Date: 05/28/20						
						Disbursement End Date: 05/28/22						
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Amt w/ waiver (Sept 2018)	Budget Rev #2 Amt w/ waiver (Oct 2018)	Budget Rev #3 Amt w/ waiver (working)	Obligated	Obligation Date	Expensed	Remaining
<i>Subtotal - dwelling unit interior - old 1460</i>					466,000.00	443,000.00	443,000.00	486,295.16	305,006.43		290,006.43	196,288.73
<i>Dwelling Unit - Interior</i>												
	1465	ALL	Appliances	40 units	20,000.00	20,000.00	20,000.00	81,745.84	81,745.84	01/01/18	81,745.84	-
<i>Subtotal - dwelling unit interior - old 1465</i>					20,000.00	20,000.00	20,000.00	81,745.84	81,745.84		81,745.84	-
<i>Non-Dwelling Unit - Interior</i>												
	1470											
		10-WP	Community Center Renovations (incl. basement)									-
		10-WP	Community Center Renovations café expansion									-
		10-WP	Management Office - exterior stucco renovation/repairs									-
		10-WP	Solar/Green Initiative									-
		11-RB	Boiler plant distribution upgrades	1 building - electrical box	350,000.00	311,732.00	311,732.00	-				-
		11-RB	Building Demolition									-
		11-RB	Community/Maint Center Renovation									-
		11-RB	Solar/Green Initiative									-
		15-WR	Community Center Renovations (incl. admin office space)									-
		ALL	Site Redevelopment - 6th Street									-
<i>Subtotal - non-dwelling unit interior</i>					350,000.00	311,732.00	311,732.00	-	-		-	-
<i>Non-Dwelling Equipment (Hard & Soft)</i>												
	1475											
		ALL	Litter vacuum (street type)	1 litter vacuum	35,000.00	-	-	-				-
		ALL	Bucket Truck	2 bucket trucks		42,000.00	42,000.00	54,568.00	54,568.00	02/12/19	54,568.00	-
		ALL	Pressure Washers									-
		ALL	Trash Truck									-
		ALL	Upgrade Computer Sytesm									-
		11-RB	Urban Farm Initiative Equipment	Various farming equipment tools	9,176.00	5,000.00	5,000.00	5,000.00				5,000.00
<i>Subtotal - non-dwelling equipment</i>					44,176.00	47,000.00	47,000.00	59,568.00	54,568.00		54,568.00	5,000.00
SubTotal 1480 - General Capital Activity					1,504,876.00	1,388,895.91	1,411,410.91	1,411,410.91	1,177,794.90		1,101,147.90	310,263.01
9001 BOND DEBT OBLIGATION												
		GATE	Development Activities		475,614.00	475,614.00	475,614.00	475,614.00	475,614.00	07/01/18	475,614.00	-
SubTotal 9001 - Bond Debt Obligation					475,614.00	475,614.00	475,614.00	475,614.00	475,614.00		475,614.00	-
TOTALS					2,794,499.00	2,794,499.00	2,819,516.00	2,819,516.00	2,585,899.99		2,509,252.99	310,263.01

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2019 CFP										
			Obligat'n Date: 04/16/19		Obligated End Date: 04/15/21					
					Disbursement End Date: 04/15/23					
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Add'l Funding (Oct 2019)	Obligated	Obligation Date	Expensed	Remaining
1406 OPERATIONS										
		ALL	Supplement AMP operations		558,500.00	627,757.00	558,500.00			558,500.00
SubTotal 1406 - Operations					558,500.00	627,757.00	558,500.00		-	558,500.00
1408 MGMT IMPROVEMENT										
		ALL	Web Site update for ADA compliance			18,321.00				
		ALL	Training	Occupancy, Maintenance & Housing Software	5,000.00	5,000.00	-			5,000.00
SubTotal 1408 - Mgmt Improvements					5,000.00	23,321.00	-		-	5,000.00
1410 ADMINISTRATION										
		ALL	COCC Mgmt Fee		223,400.00	224,521.00	223,400.00	08/01/19	-	223,400.00
SubTotal 1410 - Administration					223,400.00	224,521.00	223,400.00		-	223,400.00
1480 GENERAL CAPITAL ACTIVITY										
<i>Contract Administration</i>										
1430										
		ALL	A&E	N/A	175,000.00	150,000.00		08/01/19		175,000.00
		ALL	Advertising	5 Ads	3,500.00	3,500.00				3,500.00
		ALL	Energy Audit							-
		ALL	PNA/Environmental Reviews							-
		11-RB	Urban Farm Initiative	Farm Manager	44,611.00	44,611.00	44,611.00	08/01/19		44,611.00
<i>Subtotal - contract administration</i>					-	223,111.00	198,111.00	44,611.00	-	223,111.00
<i>Dwelling Unit - Site Work</i>										
1450										
		10-WP	Erosion Control							-
		10-WP	Exterior Power Washing							-
		10-WP	Lighting-LED (rear courtyards & bball court) replacement							-
		10-WP	Road resurfacing							-
		10-WP	Security Cameras (exterior)							-
		10-WP	Sidewalk (trip hazard) repairs							-
		10-WP	Signage & Unit ID Numbers							-
		10-WP	Speed Bumps							-
		11-RB	Basketball Court resurface							-

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2019 CFP										
			Obligat'n Date: 04/16/19		Obligated End Date: 04/15/21					
					Disbursement End Date: 04/15/23					
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Add'l Funding (Oct 2019)	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Erosion Control							-
		11-RB	Exterior Power Washing							-
		11-RB	Lighting - LED high density discharge wall packs replacement							-
		11-RB	Road resurfacing							-
		11-RB	Security Camera							-
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)							-
		11-RB	Sidewalk (trip hazard) repairs							-
		11-RB	Signage & Unit ID Numbers							-
		11-RB	Site Fencing							-
		11-RB	Speed Bumps							-
		13-CF	Erosion Control	5 Locations - Logan, Mosely, Flower, Martin Ln, Lilly	27,500.00	-				27,500.00
		13-CF	Exterior Power Washing							-
		13-CF	Road resurfacing							-
		13-CF	Security Cameras							-
		13-CF	Sidewalk (trip hazard) repairs							-
		13-CF	Signage & Unit ID Numbers							-
		13-CF	Speed Bumps							-
		14-CS	Erosion Control	Entire Site	40,000.00	40,000.00				
		14-CS	Security Cameras	25 Cameras	125,000.00	125,000.00				
		14-CS	Signage & Unit ID Numbers	1 Sign	5,000.00	5,000.00				
		15-WR	Erosion Control	Entire Site	50,000.00	50,000.00				
		15-WR	Security Cameras	25 Cameras	175,000.00	175,000.00				
		15-WR	Signage & Unit ID Numbers	220 IDs	11,000.00	11,000.00				
Subtotal - dwelling unit (site work)					433,500.00	406,000.00	-		-	27,500.00
Dwelling Unit - Interior										
	1460									
		10-WP	Building Façade Repair							-
		10-WP	Exterior Lights around Buildings							-
		10-WP	Fire suppression system repairs							-
		10-WP	Flooring replacement	5 units	20,000.00	20,000.00				20,000.00
		10-WP	Furnace replacement (3 & 4 BRs)							-

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2019 CFP										
			Obligat'n Date: 04/16/19		Obligated End Date: 04/15/21					
					Disbursement End Date: 04/15/23					
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Add'l Funding (Oct 2019)	Obligated	Obligation Date	Expensed	Remaining
		10-WP	Furnace replacement (5 BR)							-
		10-WP	Gut Units - excess damage							-
		10-WP	Hot water heaters replacement							-
		10-WP	Kitchen Cabinet Replacement							-
		10-WP	Mold remediation							-
		10-WP	Utility Meters - Self Metering							-
		10-WP	Roof repairs	5 buldings	25,000.00	25,000.00				25,000.00
		10-WP	Security Cameras							-
		10-WP	Termite eradication							-
		10-WP	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden							-
		11-RB	Bathroom fan installs							-
		11-RB	Boiler replacement w/ individual unit systems							-
		11-RB	Boiler Replacement/repairs							-
		11-RB	Common Area Hallway renovations							-
		11-RB	Fire suppression system repairs							-
		11-RB	Flooring replacement							-
		11-RB	Gut Units - excess damage							-
		11-RB	Kitchen Cabinet Replacement							-
		11-RB	Mold remediation							-
		11-RB	Utility Meters - Self Metering							-
		11-RB	Porch repairs							-
		11-RB	Roof and attic improvements							-
		11-RB	Security Camera							-

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2019 CFP										
			Obligat'n Date: 04/16/19		Obligated End Date: 04/15/21					
					Disbursement End Date: 04/15/23					
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Add'l Funding (Oct 2019)	Obligated	Obligation Date	Expensed	Remaining
			Vacancy Reduction - regular work							
		11-RB	items that have become substantial in scope and a fiscal burden							-
		11-RB	Water infrastucuture repairs							-
		13-CF	Locks - Electronic							-
		13-CF	Exterior hand rail painting	110 units	25,000.00	-				25,000.00
		13-CF	Fire suppression system repairs							-
		13-CF	Flooring replacement							-
		13-CF	Furnace (gas) repalcement 100							-
		13-CF	HVAC Unit upgrades							-
		13-CF	Kitchen Cabinet Replacement							-
		13-CF	Mold remediation							-
		13-CF	Roof repairs							-
		13-CF	Termite eradication							-
		14-CS	Building intercom system upgrade	1 system	12,000.00	12,000.00				12,000.00
		14-CS	Common Area Hallway & Lobby renovations (incl furnishings)	1 Building	30,000.00	30,000.00				30,000.00
		14-CS	Common area lighting upgrades	1 Building	18,000.00	18,000.00				18,000.00
		14-CS	Locks - Electronic	40 units	10,000.00	10,000.00				10,000.00
		14-CS	Fire suppression system repairs							-
		14-CS	Flooring replacement	10 units	50,000.00	50,000.00				50,000.00
		14-CS	HVAC Unit replace/repair							-
		14-CS	Kitchen Cabinet Replacement	10 units	50,000.00	50,000.00				50,000.00
		14-CS	Laundry Room ventilation system upgrade	1 room (434 linear feet)	10,000.00	10,000.00				10,000.00
		14-CS	Mold remediation							-
		14-CS	Roof & gutter repairs/replacement	1 Building	15,000.00	15,000.00				15,000.00
		15-WR	Balcony/Deck repair/replace							-
		15-WR	Electronic Locks	110 units	27,500.00	27,500.00				27,500.00
		15-WR	Fire suppression system repairs							-
		15-WR	HVAC Unit replace/repair	15 units	130,000.00	130,000.00				130,000.00
		15-WR	Mold remediation							-
		15-WR	Roof & gutter repairs/replacement	10 Buildings	40,000.00	40,000.00				40,000.00
		15-WR	Window Replacement & Repairs	200 windows	70,000.00	70,000.00				70,000.00
		ALL	Auto Shutoff Sprinkler Heads							-
		ALL	Install CO2 detectors	800 detectors	60,000.00	60,000.00				60,000.00

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2019 CFP										
			Obligat'n Date: 04/16/19		Obligated End Date: 04/15/21					
					Disbursement End Date: 04/15/23					
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Add'l Funding (Oct 2019)	Obligated	Obligation Date	Expensed	Remaining
<i>Subtotal - dwelling unit interior - old 1460</i>					547,500.00	522,500.00	-		-	547,500.00
Dwelling Unit - Interior										
	1465									
		ALL	Appliances	23 units	23,000.00	23,000.00				23,000.00
<i>Subtotal - dwelling unit interior - old 1465</i>					23,000.00	23,000.00	-		-	23,000.00
Non-Dwelling Unit - Interior										
	1470									
		10-WP	Community Center Renovations (incl. basement)							-
		10-WP	Community Center Renovations café expansion	1 Building	75,000.00	75,000.00				75,000.00
		10-WP	Management Office - exterior stucco renovation/repairs	1 Building	75,000.00	75,000.00				75,000.00
		10-WP	Solar/Green Initiative							-
		11-RB	Boiler plant distribution upgrades							-
		11-RB	Buiding Demolition							-
		11-RB	Community/Maint Center Renovation							-
		11-RB	Solar/Green Initiative							-
		15-WR	Community Center Renovations (incl. admin office space)	1 building	25,000.00	25,000.00				25,000.00
		ALL	Site Redevelopment - 6th Street							-
<i>Subtotal - non-dwelling unit interior</i>					175,000.00	175,000.00	-		-	175,000.00
Non-Dwelling Equipment (Hard & Soft)										
	1475									
		ALL	Litter vacuum (street type)							-
		ALL	Bucket Truck							-
		ALL	Pressure Washers							-
		ALL	Trash Truck							-
		ALL	Upgrade Computer Sytesm							-
		11-RB	Urban Farm Initiative Equipment							-
<i>Subtotal - non-dwelling equipment</i>					-	-	-		-	-
SubTotal 1480 - General Capital Activity					1,447,111.00	1,369,611.00	44,611.00		-	1,041,111.00
9001 BOND DEBT OBLIGATION										
		GATE	Development Activities							-
SubTotal 9001 - Bond Debt Obligation					-	-	-		-	-
TOTALS					2,234,011.00	2,245,210.00	826,511.00		-	1,828,011.00

2020 5-YEAR PLAN													
				2020		2021		2022		2023		2024	
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
1406 OPERATIONS													
		ALL	Supplement AMP operations	n/a	576,194.00	n/a	576,194.00	n/a	576,194.00	n/a	576,194.00	n/a	576,194.00
SubTotal 1406 - Operations					576,194.00		576,194.00		576,194.00		576,194.00		576,194.00
1408 MGMT IMPROVEMENT													
		ALL	Web Site update for ADA compliance										
		ALL	Training	Occupancy, Maintenance & Housing Software	5,000.00	Occupancy, Maintenance & Housing Software	5,000.00	Occupancy, Maintenance & Housing Software	5,000.00	Occupancy, Maintenance & Housing Software	5,000.00	Occupancy, Maintenance & Housing Software	5,000.00
SubTotal 1408 - Mgmt Improvements					5,000.00		5,000.00		5,000.00		5,000.00		5,000.00
1410 ADMINISTRATION													
		ALL	CFP Fee	n/a	230,477.00	n/a	230,477.00	n/a	230,477.00	n/a	230,477.00	n/a	230,477.00
SubTotal 1410 - Administration					230,477.00		230,477.00		230,477.00		230,477.00		230,477.00
1480 GENERAL CAPITAL ACTIVITY													
<i>Contract Administration</i>													
1430		ALL	A&E		150,000.00		150,000.00		150,000.00		150,000.00		150,000.00
		ALL	Advertising	5 Ads	3,500.00	5 Ads	3,500.00	5 Ads	3,500.00	5 Ads	3,500.00	5 Ads	3,500.00
		ALL	Energy Audit							All Sites	30,000.00		
		ALL	PNA/Environmental Reviews					RAD PNA - 4 AMPs	80,000.00			All sites	30,000.00
		11-RB	Urban Farm Initiative	Farm Manager	46,725.00	Farm Manager	49,000.00	Farm Manager	51,450.00	Farm Manager	54,000.00	Farm Manager	55,500.00
Subtotal - contract administration					200,225.00		202,500.00		284,950.00		237,500.00		239,000.00
<i>Dwelling Unit - Site Work</i>													
1450		10-WP	Erosion Control							5 Locations - 5th St, Aarons Way, Frank Young, Whittington, Parker	21,625.00		
		10-WP	Exterior Power Washing					24 buildings & sidewalks	30,000.00				
		10-WP	Lighting-LED (rear courtyards & bball court) replacement			44 lights	24,178.00						
		10-WP	Road resurfacing					Aarons Way, Frank Young, Whittington Place	126,000.00				
		10-WP	Security Cameras (exterior)					10 cameras (replacements)	50,000.00				
		10-WP	Sidewalk (trip hazard) repairs					10000 sq feet	15,000.00				
		10-WP	Signage & Unit ID Numbers							1 sign	5,000.00		
		10-WP	Speed Bumps					30 linear ft	5,500.00				
		11-RB	Basketball Court resurface			1 court (funded from 2017 CFP)	20,000.00			4500 sq ft	30,000.00		
		11-RB	Erosion Control					5 Locations - Carlos, W. Carlos, Concord, Tilghman, & Wright	28,875.00				
		11-RB	Exterior Power Washing							24 buildings & sidewalks	30,000.00		
		11-RB	Lighting - LED high density discharge wall packs replacement			60 lights	32,906.00						

				2020 5-YEAR PLAN									
				2020		2021		2022		2023		2024	
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
		11-RB	Road resurfacing					All Streets	150,000.00				
		11-RB	Security Camera					10 cameras	60,000.00				
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)			25 linear feet	30,000.00	25 linear feet	30,000.00	25 linear feet	30,000.00	25 linear feet	30,000.00
		11-RB	Sidewalk (trip hazard) repairs					10000 sq feet	10,500.00				
		11-RB	Signage & Unit ID Numbers			522 IDs	24,000.00					1 sign	5,000.00
		11-RB	Site Fencing							150 linear feet	6,500.00		
		11-RB	Speed Bumps					30 linear feet	5,500.00				
		13-CF	Erosion Control					5 Locations - Logan, Mosely, Flower, Martin Ln, Lilly	27,500.00				
		13-CF	Exterior Power Washing					22 buildings & sidewalks	24,000.00				
		13-CF	Road resurfacing					Mosely Ct, Marting Ln, Lilly	157,500.00				
		13-CF	Security Cameras					10 cameras	50,000.00				
		13-CF	Sidewalk (trip hazard) repairs							10000 sq feet	10,500.00		
		13-CF	Signage & Unit ID Numbers							1 sign	5,000.00		
		13-CF	Speed Bumps					30 linear feet	5,500.00				
		14-CS	Erosion Control			Entire Site	25,000.00						
		14-CS	Security Cameras										
		14-CS	Signage & Unit ID Numbers										
		15-WR	Erosion Control			Entire Site	25,000.00						
		15-WR	Security Cameras			25 Cameras (Expand from 2019 CFP)	175,000.00						
		15-WR	Signage & Unit ID Numbers										
			<i>Subtotal - dwelling unit (site work)</i>		175,000.00		181,084.00		775,875.00		138,625.00		35,000.00
			<i>Dwelling Unit - Interior</i>										
	1460												
		10-WP	Building Façade Repair					10 Buildings	50,000.00				
		10-WP	Exterior Lights around Buildings			320 Lights	8,000.00						
		10-WP	Fire suppression system repairs									all units	80,000.00
		10-WP	Flooring replacement			5 units	20,000.00	40 units	200,000.00	40 units	200,000.00	80 units	400,000.00
		10-WP	Furnace replacement (3 & 4 BRs)					25 furnaces	32,100.00				
		10-WP	Furnace replacement (5 BR)							10 units	80,000.00		
		10-WP	Gut Units - excess damage										
		10-WP	Kitchen Cabinet Replacement			5 units	20,000.00	40 units	200,000.00	40 units	200,000.00	80 units	400,000.00
		10-WP	Mold remediation					10 units	75,000.00				
		10-WP	Utility Meters - Self Metering							110 units	345,000.00	110 units	345,000.00
		10-WP	Roof repairs			5 buldings	25,000.00						

				2020 5-YEAR PLAN									
				2020		2021		2022		2023		2024	
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
		10-WP	Security Cameras									10 cameras (replacements)	50,000.00
		10-WP	Termite eradication					all units	30,000.00				
		10-WP	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden										
		10-WP	Window Replacement & Repairs	100 Windows	35,000.00	100 windows	35,000.00	100 windows	35,000.00	500 windows	175,000.00	500 windows	175,000.00
		11-RB	Bathroom fan installs					130 units	97,500.00				
		11-RB	Boiler replacement w/ individual unit systems							130 units	1,365,800.00	131 units	1,383,290.00
		11-RB	Boiler Replacement/repairs			2 boilers	60,000.00						
		11-RB	Common Area Hallway renovations									5 buildings	20,000.00
		11-RB	Fire suppression system repairs									all units	130,500.00
		11-RB	Flooring replacement			5 units	20,000.00	60 units	300,000.00	60 units	300,000.00	140 units	700,000.00
		11-RB	Gut Units - excess damage	Buildings 116 & 117 and 132 (partial)	800,000.00	Buildings 132 (partial) 136 & 129	800,000.00	Buildings 140 & 148 and 124 (3 units)	760,000.00				
		11-RB	Kitchen Cabinet Replacement					60 units	300,000.00	60 units	300,000.00	140 units	700,000.00
		11-RB	Mold remediation					10 units	75,000.00				
		11-RB	Utility Meters - Self Metering							87 units	287,750.00	87 units	287,750.00
		11-RB	Porch repairs					200 units	60,000.00				
		11-RB	Roof and attic improvements							8 buildings	80,000.00		
		11-RB	Security Camera					7 cameras	37,750.00	10 cameras	50,000.00		
		11-RB	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden	10 units (Expand from 2018 CFP)	77,882.00								
		11-RB	Water infrastructure repairs			10 buildings	50,000.00						
		13-CF	Locks - Electronic					220 locks	27,500.00				
		13-CF	Exterior hand rail painting							110 units	25,000.00		
		13-CF	Fire suppression system repairs			all units	55,000.00						
		13-CF	Flooring replacement			5 units	20,000.00	27 units	135,000.00	29 units	145,000.00	54 units	270,000.00
		13-CF	Furnace (gas) replacement 100							60 furnaces	77,300.00		
		13-CF	HVAC Unit upgrades					27 units	144,600.00	27 units	148,200.00	56 units	300,475.00
		13-CF	Kitchen Cabinet Replacement			5 units	20,000.00	27 units	135,000.00	27 units	135,000.00	56 units	280,000.00
		13-CF	Mold remediation					10 units	75,000.00				
		13-CF	Roof repairs					10 buildings	50,000.00			10 buildings	50,000.00
		13-CF	Termite eradication							all units	25,000.00		
		13-CF	Window Replacement & Repairs	100 Windows	35,000.00	100 Windows	35,000.00	100 Windows	35,000.00	500 windows	175,000.00	500 windows	175,000.00
		14-CS	Building intercom system upgrade										

2020 5-YEAR PLAN													
				2020		2021		2022		2023		2024	
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
		14-CS	Common Area Hallway & Lobby renovations (incl furnishings)										
		14-CS	Common area lighting upgrades										
		14-CS	Locks - Electronic										
		14-CS	Fire suppression system repairs			all units	20,000.00						
		14-CS	Flooring replacement					10 units	50,000.00	10 units	50,000.00	10 units	50,000.00
		14-CS	HVAC Unit replace/repair			10 units	80,000.00						
		14-CS	Kitchen Cabinet Replacement					10 units	50,000.00	10 units	50,000.00	10 units	50,000.00
		14-CS	Laundry Room ventilation system upgrade										
		14-CS	Mold remediation							10 units	75,000.00		
		14-CS	Roof & gutter repairs/replacement										
		15-WR	Balcony/Deck repair/replace					56 units	280,000.00				
		15-WR	Electronic Locks										
		15-WR	Fire suppression system repairs			all units	55,000.00						
		15-WR	HVAC Unit replace/repair					15 units (Expand from 2019 CFP)	130,000.00	15 units (Expand from 2019 CFP)	130,000.00	15 units (Expand from 2019 CFP)	130,000.00
		15-WR	Mold remediation							10 units	75,000.00		
		15-WR	Roof & gutter repairs/replacement										
		15-WR	Window Replacement & Repairs	200 Windows	70,000.00	200 windows	70,000.00						
		ALL	Auto Shutoff Sprinkler Heads										
		ALL	Install CO2 detectors			260 detectors	19,500.00						
Subtotal - dwelling unit interior - old 1460					982,882.00		1,304,500.00		2,742,350.00		3,494,050.00		4,527,015.00
Dwelling Unit - Interior													
	1465	ALL	Appliances			42 units	40,925.00	42 units	40,925.00	175 units	161,875.00	42 units	40,925.00
Subtotal - dwelling unit interior - old 1465					-		40,925.00		40,925.00		161,875.00		40,925.00
Non-Dwelling Unit - Interior													
	1470												
		10-WP	Community Center Renovations (incl. basement)							1 building	50,000.00		
		10-WP	Community Center Renovations café expansion										
		10-WP	Management Office - exterior stucco renovation/repairs										
		10-WP	Solar/Green Initiative					1 building	50,000.00				
		11-RB	Boiler plant distribution upgrades					1 building - electrical box	311,732.00				
		11-RB	Buiding Demolition	5 Units	100,000.00								
		11-RB	Community/Maint Center Renovation										
		11-RB	Solar/Green Initiative					1 building	45,000.00				

2020 5-YEAR PLAN													
				2020		2021		2022		2023		2024	
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
		15-WR	Community Center Renovations (incl. admin office space)										
		ALL	Site Redevelopment - 6th Street					1 building	270,000.00				
<i>Subtotal - non-dwelling unit interior</i>					100,000.00				676,732.00		50,000.00		
Non-Dwelling Equipment (Hard & Soft)													
		1475											
		ALL	Litter vacuum (street type)					1 vacuum	35,000.00				
		ALL	Bucket Truck										
		ALL	Pressure Washers					2 washers	8,500.00				
		ALL	Trash Truck							1 Truck	150,000.00		
		ALL	Upgrade Computer Sytesm										
		11-RB	Urban Farm Initiative Equipment					Replace original equipment	25,000.00	Various farming equipment tools	5,000.00		
<i>Subtotal - non-dwelling equipment</i>					-				68,500.00		155,000.00		
SubTotal 1480 - General Capital Activity					1,493,107.00		1,837,009.00		5,211,432.00		5,237,050.00		6,291,940.00
9001 BOND DEBT OBLIGATION													
		GATE	Development Activities										
SubTotal 9001 - Bond Debt Obligation					-		-		-		-		-
TOTALS					2,304,778.00		2,648,680.00		6,023,103.00		6,048,721.00		7,103,611.00

2,304,778.00

Costs in RED denote NEW Work Items Costs in RED denote NEW Work Items Costs in RED denote NEW Work Items Costs in RED denote NEW Work Items Costs in RED denote NEW Work Items

Development Number and Name	Work Statement for Year 1	2019	Work Statement for Year 2	2020	Work Statement for Year 3	2021	Work Statement for Year 4	2022	Work Statement for Year 5	2023
Authority Wide	\$	965,171.00	\$	1,025,596.00	\$	1,399,596.00	\$	1,307,046.00	\$	1,036,096.00
William Penn (PA007000010)	\$	35,000.00	\$	132,178.00	\$	898,600.00	\$	1,076,625.00	\$	1,450,000.00
Ruth L Bennet (PA007000011)	\$	1,024,607.00	\$	1,085,906.00	\$	2,348,307.00	\$	2,539,050.00	\$	3,312,040.00
Chatham Family (PA007000013)	\$	35,000.00	\$	130,000.00	\$	866,600.00	\$	746,000.00	\$	1,075,475.00
Chatham Senior (PA007000014)	\$	-	\$	125,000.00	\$	100,000.00	\$	175,000.00	\$	100,000.00
Gateway Senior Apts (PA007000021)	\$	-	\$	-	\$	-	\$	-	\$	-
Totals	\$	2,304,778.00	\$	2,648,680.00	\$	6,023,103.00	\$	6,048,721.00	\$	7,103,611.00

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Chester Housing Authority (PA007)

Program/Activity Receiving Federal Grant Funding

Public Housing and Housing Choice Voucher Programs

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

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

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

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

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

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.)

- 1111 Avenue of the States, Chester, PA 19013- CHA administrative offices and Housing Choice Voucher Program
- 611 Central Avenue, Chester, PA 19013- Chatham Estates resident services office and Booker T Washington Community Center
- 512 Union Street, Chester, PA 19013 William Penn Homes-Low rent public housing management office
- 1350 W. 9th Street, Chester, PA 19013, Ruth Bennett Homes management office and maintenance shop-public housing &
- 3001 W. 13th Street- Wellington Ridge management office-Low rent public housing and tax credit RLB Community Farm
- 600 Edwards Street- Chatham Senior management office-Low rent public housing and tax credit

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

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

Name of Authorized Official Steven A. Fischer	Title Executive Director
Signature X 	Date 4/6/2020

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Chester Housing Authority PA 007

Program/Activity Receiving Federal Grant Funding

Low Rent Public Housing and Housing Choice Voucher Program

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

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

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

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

Steve A. Fischer

Title

Executive Director

Signature



Date (mm/dd/yyyy)

4/6/2020

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

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 ^x Annual PHA Plan for the PHA fiscal year beginning 07/01/20, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA 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.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans 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 2010-25);
 - 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 a 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 a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. 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).
18. 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.
19. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Chester Housing Authority
PHA Name

PA007
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2020

5-Year PHA Plan for Fiscal Years 20 - 20

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

Name of Authorized Official
Steven A. Fischer

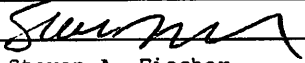
Title Executive Director

Signature

Date 04/06/2020

DISCLOSURE OF LOBBYING ACTIVITIES






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: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Chester Housing Authority 1111 Avenue of the States Chester, PA 19013 Congressional District, if known: 5th		5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:
6. Federal Department/Agency: Housing and Urban Development	7. Federal Program Name/Description: Low Rent Public Housing Housing Choice Voucher Program CFDA Number, if applicable:	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(If individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(Including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and 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 that \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Steven A. Fischer Title: Executive Director Telephone No.: (610) 904-1111 Date: 04-06-2020	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

CHA ANNUAL PLAN Meeting

April 1, 2020

Sign in Sheet

Name	Signature
Steven Fischer	
Norman Wise	
Mary M. Miltello	
Mauro Zossini	
Quineice Hneris	
Roman Kubas	VIA phone
Rodney O'neil	VIA phone
Lou Demarco	VIA phone

IN RE: PUBLIC HEARING
CHESTER HOUSING AUTHORITY'S
ANNUAL PLAN AMENDMENT

- - -

Wednesday, April 1, 2020

- - -

PRESENTED BY: MARIA ZISSIMOS
GENERAL COUNSEL, CHESTER HOUSING AUTHORITY

- - -

Overview of Chester Housing Authority's
Annual Plan Amendment, held by teleconferencing,
beginning at approximately 3:05 p.m., before Susan
Kaufman, Certified Court Reporter and Notary Public.

- - -

KAUFMAN COURT REPORTING
Court Reporting & Video Services
18 Foster Avenue
Havertown, Pennsylvania 19083
(610) 446-9694

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ATTENDEES:

- MARIA ZISSIMOS, ESQUIRE
General Counsel, Chester Housing Authority
- MARY M. MILITELLO, Housing Choice Voucher Program
- NORMAN WISE, Director of Housing Operations
- ROMAN KUBAS, Chief Financial Officer
- STEVEN A. FISCHER, Executive Director
- QUINEICE HARRIS, Executive Assistant
- RODNEY O'NEILL, Chester Housing Police Department
Chief of Police

- LOU DEMARCO, CHA

- - -

1 MS. ZISSIMOS: Good afternoon. My name
2 is Maria Zissimos, I'm the general counsel for the
3 Chester Housing Authority. Today is Wednesday, April
4 the 1st, 2020, it's approximately 3:05 p.m., the
5 advertised date and time of the public hearing for the
6 Chester Housing Authority Annual Plan.

7 Any member of the public who has called
8 in, thank you. After the presentation of the annual
9 plan updates, there will be a public comment period.

10 Section 511 of the Quality Housing and
11 Responsibility Act of 1998 created the public housing
12 agency five-year and annual plan requirement. The
13 five-year plan describes the mission of the agency and
14 the agency's long range goals and objectives for
15 achieving its mission over a five-year period or an
16 annual period.

17 The annual plan describes the agency's
18 approach to managing program and providing services for
19 the upcoming year. It also serves as the annual
20 application for the capital funds program which is the
21 grant that supports improvements to public housing
22 buildings and sites.

23 QHWRA, Q-H-W-R-A, which is what I just
24 described, the acronym for the Quality Housing and Work

1 Responsibility Act, provided more flexibility and
2 discretion for public housing authorities to use
3 funding to address needs of low income families.

4 With the creation of the plan
5 requirement the law specified both the type of
6 information that should go into the plan, the content
7 of the plan, and the steps an agency must go through to
8 obtain resident public involvement in the plan and
9 process for its development.

10 To ensure public participation in the
11 process, the plan including attachments and supporting
12 documents must be available for inspection by the
13 public, and ours has been so since February of this
14 year.

15 Public housing authorities are required
16 to establish one or more Resident Advisory Boards to
17 enable residents to participate in the process, and the
18 membership consists of individuals who reflect and
19 represent the residents assisted by the Housing
20 Authority.

21 It's noted that there are several staff
22 of the Housing Authority represented here today.

23 At this point, let me point out that the
24 subject of today's hearing is to outline plan updates

1 from the housing choice voucher program, the low income
2 public housing, and updates for the capital fund plan.
3 I would like to first call Mary Militello, the director
4 of the housing choice voucher program, to briefly
5 describe the program's updates and outline those
6 changes.

7 Ms. Militello?

8 MS. MILITELLO: Good afternoon. Thank
9 you.

10 We'll begin with the statement of
11 housing need as recorded in our PHA plan element
12 Section B1. In this section, we identify that there's
13 still a high demand for housing in our area.

14 Specifically, the last time the housing
15 choice voucher waiting list opened there were 4000
16 applicants. We lotteried for 500 applicants in
17 February of 2019, and in that last year we have been
18 able to process 132 from the waiting list.

19 This is based on the fact that we
20 continue to have historically low attrition with only
21 56 people withdrawing or terminating from the program
22 in the last year in the tenant based voucher program
23 and 33 in the project based voucher program.

24 We also reflect in this section the

1 public housing need that also remains high with a
2 particular increase in the number of elderly applicants
3 waiting for affordable housing with 593 applicants
4 currently on the combined Matopos, Edgemont, Madison,
5 Gateway and Chester Housing Authority's community-wide
6 waiting lists.

7 We are reporting no policy changes for
8 the administrative plan or ACOP for fiscal year 2021.

9 For new programs, the housing choice
10 voucher program is announcing the commencement of the
11 mainstream voucher program with funding received
12 March 1, 2020, and we already have one household under
13 contract with another six household vouchers in that
14 program.

15 Rent determinations are also required to
16 be published each year with the annual plan. The CHA
17 payment standards are set based on the fair market rent
18 published by HUD according to our zip code; it's called
19 the small area fair market rent.

20 This will be the third reduction in the
21 fair market rent since the fair market rents were
22 adopted, and I will report the numbers as follows. The
23 CHA did attempt an appeal in the drop; however, HUD is
24 not processing appeals at this time for that.

1 To offset the reduction, the Housing
2 Authority has adopted payment standards at 110 percent
3 of the small area fair market rent in accordance with
4 the regulations. These are, the bedroom size payment
5 stands as follows: Efficiencies, 737; one bedroom,
6 858; two bedrooms, 1,045; three bedrooms, 1,298; four
7 bedrooms, 1,496; five bedroom, 1,720; six bedrooms,
8 1,978.

9 The payment standards represents an "X"
10 amount of subsidy a family can receive towards their
11 rent and utilities based on bedroom side that the
12 family needs.

13 For communities outside the City of
14 Chester where housing choice voucher plans may choose
15 to live, the payment standards will also be set at
16 110 percent of the small area FMR for that zip code.

17 In the public housing program we are to
18 also publish the flat rent schedule annually, and
19 according to regulation they are set at 80 percent of
20 the fair market rent. And in this case that fair
21 market rent was published by HUD October 1st, 2019.

22 Effective July 1st of 2020, the one
23 bedroom flat rent will be \$810; two bedroom, \$981;
24 three bedroom, \$1,222; four bedrooms, \$1,403; five

1 bedroom, \$1,613.

2 Under financial resources the Housing
3 Authority is reporting a \$166,206 drop in
4 administrative fees for this program due to reduced
5 leasing levels which are directly attributed to the
6 reduction in the fair market payment standards due to
7 the small area fair market rents by HUD; as well as
8 special programs set aside and an overall three percent
9 drop in administrative fee prorations for our program.

10 We have sufficient funds in our project
11 account and reserve to make our monthly assistance
12 payment to owners, but right now due to the COVID-19
13 crisis, we are requesting an increase because of the
14 number of changes we've had to make due to
15 unemployment, and we'll be asking for additional funds.

16 The homeless set-aside was an
17 initiative, a program initiative announced last year
18 for the first time, and we are pleased and very
19 surprised to report that 100 percent of all homeless
20 set-aside vouchers that were issued beginning in
21 December of '18 did go under contract and are still
22 under contract. This is what the Housing Authority is
23 doing to ensure that we meet the national goal to end
24 homelessness and assist with the continuum of care

1 initiative.

2 Under utilization, the Housing Authority
3 adopted the goal to go to 99 and a half percent of its
4 total ACC for persons under contract by December 31st
5 of '19. We've made 98 percent. We anticipate we'll
6 hit that goal by June 30th, and will also get to
7 99.5 percent by December with our new allocation of
8 mainstream vouchers.

9 The change in program operations that
10 we're reporting today is that we've increased our
11 housing choice voucher program to capacity to process
12 income certifications, lease ops remotely, and this is
13 in response to the COVID-19 crisis.

14 Our homeownership program had one
15 homeownership closing to date in our last fiscal year,
16 and there was ground breaking for four new construction
17 units at Arbor Estates in May of 2019 which is after
18 the last plan was submitted, and this is just an
19 update.

20 Our new activity for this program under
21 Section B2 is that we will be issuing, we had to issue
22 one letter of intent for a project to provide
23 affordable housing for elderly and/or disabled
24 households under the project based voucher program, and

1 there is one pending. We do have another change in
2 management, element on Section B1 for public housing,
3 and that there has been an additional position added as
4 maintenance supervisor and engineer. And it's our goal
5 to implement operational improvements in the
6 maintenance department by having this new employee.

7 I can now pass this to Norman Wise who
8 will discuss other elements required under the plan for
9 public housing.

10 MR. WISE: Thank you, Mary.

11 Good afternoon. Under new activities
12 specifically as it relates to demolition or
13 dispositions in accordance with Section 18F of the U.S.
14 Housing Act of 1937, in any five-year period PHA may
15 demolish not more than the lesser of five dwelling
16 units or five percent of the total public housing
17 dwelling units owned by the authority.

18 It is the Housing Authority's decision
19 after consultation with the Resident Advisory Board
20 that the following units be demolished based on the
21 above criteria.

22 And let me just go back for a moment.
23 Specific HUD criteria as it relates to de minimis
24 demolition under 24 CFR927, a PHA can demolish without

1 the need to submit an application.

2 Having said that, the following units
3 will be demolished based on the above criteria. This
4 is at the Ruth L. Bennett homes: Amp 11 -- that's
5 A-M-P 11; Building 124. The specific units are 1214,
6 1212, 1210, 1208 and 1206 West Carla's Lane.

7 I'm going to continue with new work
8 items that we're including at Amp 10, which is the
9 William Penn homes. The building facade repair on ten
10 buildings, those would be Buildings Number 1, Number 2,
11 Number 3, Number 4, Number 5, Number 6, Number 7,
12 Number 8, Number 9 and Number 10.

13 Also at Amp 10, new work items will
14 include window replacement at all units. Amp 11, the
15 Ruth Bennett Homes, new work item for exterior power
16 washing as needed on all buildings and sidewalks. Also
17 at the Ruth Bennett, major rehab for gut units located
18 in Buildings 116, 117, 129, 132, 136, 140 and 148.

19 Also in Building 124, the remainder
20 units will be rehabbed and used for resident services.

21 Amp 13, Chatham Family, window
22 replacement at all units. Amp 14, Chatham Senior
23 Village, site-wide erosion control measures will be put
24 in place.

1 And just to clarify some items currently
2 or previously approved in existing work items: At Amp
3 11 we, with the resurfacing of the basketball court, we
4 Funge from 2017 capital fund grant. The vacancy
5 reduction, again at Ruth Bennett, our ten units we
6 expanded from 2019 capital fund.

7 Amp 15, Wellington Ridge, installation
8 of security cameras the entire site expanded from the
9 2019 capital fund grant. Also at Wellington Ridge,
10 replacement of the HVAC units, 45 units, and that's
11 expanded from the 2019 capital fund grant.

12 I yield back to Mary Militello.

13 MS. MILITELLO: Okay. We do want to
14 acknowledge comments that we received in the planning
15 process from the residents.

16 Does Quineice want to read those? Or I
17 can read them.

18 Go ahead? Okay.

19 And we had a summary confirmation memo
20 sent back to the residents after their participation
21 dated January 27th, 2020. Thank you for attending our
22 agency annual plan meeting. You recommended the
23 following items: New employee introduction to
24 residents, entrepreneur classes for youth, kids cafe,

1 adult computer classes.

2 And then we published also to them the
3 follow-up meetings, any plan changes and today's
4 hearing. We did encourage, it says in the memo, to
5 submit in writing any proposed changes or additions to
6 the admissions and continued occupancy policy or the
7 housing choice administrative plan or site
8 improvements, and gave her contact information to Ms.
9 Harris.

10 Nothing else has been received from the
11 residents, so this is the summation of their
12 participation for this year.

13 There were also public safety and
14 technology goals that were identified in the plan last
15 year and new ones for this year.

16 And if Maria, our chief, wants to read
17 those, or do you want me to continue?

18 MR. WISE: Mary, you can continue.

19 MS. MILITELLO: All right.

20 In Section 1 under crime prevention
21 activities...

22 Is someone there?

23 MS. ZISSIMOS: Yes, I'm sorry. I was
24 talking, but I had it on mute. I'm sorry.

1 Yes, go ahead. I was going to take it,
2 but you can go ahead.

3 MS. MILITELLO: All right, okay. Crime
4 prevention activities as mentioned under the work plan
5 by Mr. Wise, installing cameras at Wellington Ridge,
6 with the grant pending from HAI, Housing Authority
7 Insurance Group.

8 Under Section B2, new activities, we
9 announced last year and have achieved a police officer
10 and residents at 11th and Booth to help deter crime at
11 Wellington Ridge.

12 And also under Section B5, goals and
13 objectives, under operational efficiencies, we've
14 completed the installation of our new telephone system
15 which we believe will help, vastly help improve
16 customer service to our program participants.

17 One of the best features that we have
18 now is, of course, our voice mails go into our e-mails,
19 so we automatically know when we're not at our desks
20 that a call has come in.

21 That concludes the items that we have
22 identified in the plan. Does Mr. Wise have anything
23 else? Does anyone else want to add anything or
24 comments or questions?

1 MS. ZISSIMOS: This is the period of
2 time that we would hear from the public. Is there
3 anyone on the call that would like to make a comment or
4 ask a question?

5 Anyone on the call?

6 As I hear no one from the public chiming
7 in for a question or comment, we will call this meeting
8 adjourned. It is 3:24 p.m.

9 Thank you.

10 (Hearing adjourned.)

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1 I HEREBY CERTIFY that the proceedings
2 and evidence are contained fully and accurately in the
3 stenographic notes taken by me upon the foregoing
4 matter on Wednesday, April 1, 2020, and that this is a
5 correct transcript of same.

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Susan Kaufman

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Certified Court Reporter

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Notary Public

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