

Annual PHA Plan
(Standard PHAs and Troubled PHAs)

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

OMB No. 2577-0226
Expires: 02/29/2016

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 PHA Name: Chester Housing Authority PHA Code: PA007
 PHA Type: Standard PHA Troubled PHA
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2021
 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
 Number of Public Housing (PH) Units 800 Number of Housing Choice Vouchers (HCVs) 1599 Total Combined Units/Vouchers 2399
 PHA Plan Submission Type: Annual Submission Revised Annual Submission

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.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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:					

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 type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): <i>See attached tables with narrative.</i></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. <i>On file with HUD Field Office- Policy has not changed.</i></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 checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" 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. <i>See attached narrative for PBV project description.</i></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: <i>Prior period adjustment to record unearned revenues related to mixed finance project ground leases payments that should have been amortized rather than fully recognized in the year of payment.</i></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. See attached tables with narrative,</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 N <input checked="" type="checkbox"/> <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>
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 N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>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. <i>The CHA's 2020-2024 5 Year Action Plan was approved on 05/15/2020.</i></p>

Memo

To: Resident Advisory Board
From: Quineice N. Harris
CC: S. Fischer, M. Zissimos, N. Wise, R. Kubas, Chief O'Neill, M. Militello
Date: January 12, 2021
Re: FY 2021-2022 Annual Plan Resident Meetings

Planning meetings for the FY 2021-2022 Annual Plan are announced below.

In the first meeting, the CHA will provide an update on the last Annual Plan and offer new agency goals and additions based on the anticipated agency resources.

The schedule for the Annual Plan process is:

January 26, 2021: Resident Advisory Board Meeting, goals/changes presented
11 a.m., Via Zoom

February 9, 2021: Follow up Resident Advisory Board Meeting
11 a.m. Via Zoom

February 10, 2021: Public Notice in Delaware County Times/Chester Spirit

February 16, 2021: Plan changes available for public viewing/comment
3 p.m., CHA administrative offices,
1111 Avenue of the States, 3rd Floor Conference Room

April 6, 2021: Public Hearing to present Annual Plan updates,
11 a.m., Via Zoom

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.

CHA Annual Plan Meeting 2021

January 26, 2021

1. Quineice Harris
2. Douglas Daniel
3. Steven Fischer
4. Maria Zissimos
5. Mary Militello
6. Rodney O Neil
7. Tina Johnson
8. Roderick Powell
9. Deborah Montgomery

Memo

To: Resident Advisory Board
From: Quineice N. Harris
CC: S. Fischer, M. Zissimos, N. Wise, R. Kubas, Chief O'Neill, M. Militello
Date: 1/26/2021
Re: FY 2022 Annual Plan Resident Meeting

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

- Updated LED Lighting at Wellington Ridge
- No Littering Signs for William Penn Homes (Field on Union Street)
- Public Housing Introduced an Eviction prevention Initiative.
- Ms. Militello spoke about Mobility Vouchers in the HCVP that would allow recipients to relocate to other areas of the state while participating in a housing study.

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CHA Annual Plan Meeting 2021

February 9, 2021

1. Quineice Harris
2. Norman Wise
3. Steven Fischer
4. Maria Zissimos
5. Mary Militello
6. Tara Fontaine
7. Tina Johnson
8. Roderick Powell
9. Deborah Montgomery

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
307 Derstine Avenue • Lansdale, PA 19446

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

STATE OF PENNSYLVANIA,
COUNTY OF MONTGOMERY

The undersigned Sharon Dietz, 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 02/10/21
Daily & Sunday Times Digital 02/10/21

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Thank you for your participation.
DCT, February 10, a-1

Sworn to the subscribed before me this 2/10/21.

Maureen Schmid

Notary Public, State of Pennsylvania
Acting in County of Montgomery

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MAUREEN SCHMID, Notary Public
Lansdale Boro., Montgomery County
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Board of Commissioners

Sheila Church
Chair

Tonya D. Warren
Catherine A. Feminella
Roderick T. Powell
Susie Kirkland

Steven A. Fischer
Executive Director

Mary M. Zissimos
General Counsel

March 31, 2021

The Chester Housing Authority will meet virtually to hold its 2022 Annual Plan Meeting on Tuesday, April 6th at 11 AM. See below for log-in information.

<https://us02web.zoom.us/j/89748036363?pwd=emhxZjQyMmJNNjllSStBZ3NVVXpkdz09>

Meeting ID: 897 4803 6363
Passcode: 659826

Or

Dial In

1-301-715-8592
Meeting ID: 897 4803 6363
Passcode: 659826

CHA Annual Plan
Public Hearing Meeting 2021
April 6, 2021

1. Quineice Harris
2. Douglas Daniel
3. Steven Fischer
4. Maria Zissimos
5. Mary Militello
6. Rodney O Neil
7. Norman Wise
8. Roman Kubas

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

- - -

Tuesday, April 6, 2021

- - -

PRESENTED BY: MARIA ZISSIMOS
GENERAL COUNSEL, CHESTER HOUSING AUTHORITY

- - -

Overview of Chester Housing Authority's
Annual Plan Amendment, held by teleconferencing,
beginning at approximately 11:00 a.m., before Kimberly
E. Pepper, Registered Professional Reporter and Notary
Public.

- - -

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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
- DOUGLAS DANIEL, Housing Program Manager
- RODNEY O'NEILL, Chester Housing Police Department
Chief of Police

1 MS. ZISSIMOS: Good morning. My name is
2 Maria Zissimos. I'm the general counsel for the
3 Chester Housing Authority. Today is Tuesday, April the
4 6th, 2021. It's approximately 11:00 a.m., the
5 advertised date and time of the public hearing for the
6 Chester Housing Authority Annual Plan.

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

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

20 QHWRA spelled Q-H-W-R-A, which is what I
21 just described, the acronym for the Quality Housing and
22 Work Responsibility Act, provided more flexibility and
23 discretion for the public housing authorities to use
24 funding to address needs of low income families.

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

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

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

18 It's noted that there are eight staff of
19 the Housing Authority represented here today, and it
20 appears that there are no members of the general public
21 in attendance; is that correct? I think so.

22 Let me point out the subject of today's
23 hearing is to outline plan updates, and I would like to
24 first call on Mary Militello, the Director of the

1 Housing Choice Voucher Program, to briefly describe the
2 Housing Choice Voucher Program and public housing
3 updates for rent and utilities and outline those
4 changes.

5 Ms. Militello?

6 MS. MILITELLO: Our fiscal 2022 update
7 for rent for the Housing Choice Voucher program under
8 24 CFR 903.7, we are to present how our payment
9 standards are determined for the Housing Choice Voucher
10 Program. Payment standards are set at 110 percent of
11 the small area fair market rent for initial lease up,
12 and current participants who remain in place will
13 receive the payment standard adopted prior to the
14 implementation of the small area fair market rents.

15 There have been four changes in the
16 payment standard since 2018 with the adoption of the
17 small area fair market rent. Based on HUD's publishing
18 of the small area fair market rent for in October the
19 payment standards for the City of Chester will be:
20 Efficiency, 759; one bedroom, 869; two bedroom, 1,056;
21 three bedroom, 1,309; four bedroom, 1,507; five bedroom
22 1,733; six bedroom, 1,659.

23 For communities outside the City of
24 Chester the payment standards will also be set at 110

1 percent of the HUD published small area fair market
2 rent for that zip code. The payment standard is the
3 most subsidy a family could receive towards their rent
4 and utilities.

5 Regulations also require that we update
6 the public housing flat rents, and the public housing
7 flat rents are set at 80 percent of the HUD fair market
8 rent for the Philadelphia Metropolitan statistical
9 area.

10 And just give me a minute to look at
11 that page.

12 MR. WISE: Mary, I have it in front of
13 me.

14 MS. MILITELLO: Go ahead, Norman.

15 MR. WISE: All right. So the flat rent
16 schedule that is effective as of July 1st, 2021, a one
17 bedroom will go to 1,000 -- I'm sorry, a one bedroom
18 will go to \$832; a two bedroom is \$1,008; a three
19 bedroom is \$1,253; a four bedroom is \$1,436; a five
20 bedroom is \$1,629.

21 MS. MILITELLO: Other updates for the
22 Housing Choice Voucher Program include our commitment
23 for twelve ADA modified units under the Project-Based
24 Voucher program for the Makamie Court Development in

1 Yeadon. Last year's plan announced the intent letter
2 had been issued, and we look to a May 2021 closing.

3 MS. ZISSIMOS: Thank you, Ms. Militello.

4 I would now like to have Norman Wise
5 give us the low income public housing update for the
6 annual plan.

7 Norman?

8 MR. WISE: So the units that we
9 currently have with approved vacancies for
10 modernization, there is a total of 61 new units that we
11 are adding to the annual plan, nine units at the
12 William Penn development.

13 Those addresses are 403 Parker Street,
14 314 Frank Young Avenue, 313 Whittington Place, 400
15 Aarons Way, 410 Aarons Way, 525 West 5th Street, 511
16 West 5th Street and 409 Whittington Place and also 413
17 Whittington Place.

18 For the Ruth Bennett there are 52 units.
19 The addresses are 1133 Carla's Lane, 1135 Carla's Lane,
20 1137 Carla's Lane, 1143 Carla's Lane, 1207 Carla's
21 Lane, 1209 Carla's Lane, 1140 West Carla's Lane, 1132
22 West Carla's Lane, 1120 West Carla's Lane, 1405 West
23 Carla's Lane, 1406 Richardson Terrace, 1408 Richardson
24 Terrace, 1412 Richardson Terrace, 1408 Ruth Bennett

1 Place, 1109 West Carla's Lane, 1105 West Carla's Lane,
2 1012 Carla's Lane, 1004 Carla's Lane, 1003 Hunt
3 Terrace, 1011 Hunt Terrace, 1012 Taylor Place, 1014
4 Taylor Place, 1017 Tilghman, 1015 Tilghman, 1011
5 Tilghman, 1003 Tilghman, 1432 Copeland, 1429 Copeland,
6 1428 Nugent Place, 1426 Nugent Place, 1430 Nugent, 1423
7 Nugent, 1443 Nugent, 1445 Nugent, 1425 Nugent, 1427
8 Nugent, 1433 Nugent, 1435 Nugent, 1437 Nugent, 933
9 Phillip, 927 Phillip, 923 Phillip, 1420 West 11th
10 Street, 1101 Tilghman, 1433 Holland Terrace, 1421
11 Wright Terrace, 1429 Wright Terrace, 1431 Wright
12 Terrace, 1203 Tilghman, 1429 Purnsley Terrace, 1430
13 Purnsley Terrace and 1306 Valentine Terrace.

14 You are muted, Maria.

15 MS. ZISSIMOS: Thank you, Mr. Wise.

16 This is the period of time that we would
17 hear from the public, but as there is no one from the
18 public here...

19 Is that true, anyone from the public
20 here? No.

21 We can call this meeting adjourned.

22 Meeting adjourned at 11:13. Thank you.

23 (Hearing adjourned.)

24 - - -

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 Tuesday, April 6, 2021, and that this is a
5 correct transcript of same.

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KIMBERLY PEPPER

Professional Court Reporter

Notary Public

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and/or supervision of the certifying reporter.)

\$	<p>1445 [1] - 8:7 19083-0610 [1] - 1:24 1998 [1] - 3:8 -1st [1] - 6:16</p>	A
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**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 July 1, 2021, 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 2022

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 April 9, 2021

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>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 270 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. Currently, an application for vouchers for a mobility initiative is pending and vouchers for a Foster Youth initiative is pending.</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. Attrition was substantially lower than average in the tenant-based program in the previous year likely attributed to loss of employment to due Covid-related restrictions) with less than 40 participants leaving the program.</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 572 elderly applicants waiting for affordable housing units--Matopos (78) Edgemont and Madison Senior Apts. (288) and Gateway Senior Apartments (162) in addition to (44) elderly applicants for the CHA Community-Wide Waiting List.</p>
	<p>Housing Choice Voucher Program</p>	
	<p>Public Housing</p>	

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

Required Element	Program	Area	Description
<i>Eligibility, Selection and Admissions Policies, Deconcentration, and Waiting List Procedures</i>	Housing Choice Voucher Program	Eligibility	No Change
		Waiting List Selection	No change
		Admission Policies/Preferences	Beginning on 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. All 33 Mainstream vouchers were issued from March 2020 to the present with 31 under HAP at this time.
	Public Housing	Maintaining the Waiting List	No change.
		Deconcentration	No change
		Eligibility	No change
		Waiting List Selection	No change
		Admission Policies/Preferences	No change
		Maintaining the Waiting List	No change
		Deconcentration	No change

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

Required Element	Program	Anticipated Resources	Amount
Financial Resources	Housing Choice Voucher Program	Housing Assistance Payments	\$14,819,204
		Administrative Fees	\$1,342,257
		Other Income	\$59,345
	Public Housing	PHA Operating Subsidy	\$3,586,806
		Capital Fund	\$1,849,118
		Tenant Rents	\$1,281,568
		Non-Federal Sources	\$94,833 (CARES Act)

Section B1: PHA PLAN UPDATE (24 CFR 903.7) Required Element	Program	Description														
Rent Determination	Housing Choice Voucher Program	<p>Payment 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.</p> <p>Based on the HUD-published FY 2021 Small Area Fair Market Rent, payment standards for new lease ups in the City of Chester are:</p> <table border="0" data-bbox="568 1071 779 1344"> <tr> <td>Efficiency</td> <td>759</td> </tr> <tr> <td>One Bedroom</td> <td>869</td> </tr> <tr> <td>Two Bedroom</td> <td>1056</td> </tr> <tr> <td>Three Bedroom</td> <td>1309</td> </tr> <tr> <td>Four Bedroom</td> <td>1507</td> </tr> <tr> <td>Five Bedroom</td> <td>1733</td> </tr> <tr> <td>Six Bedroom</td> <td>1959</td> </tr> </table> <p>For communities outside of the City of Chester, the payment standards are also 110% of the HUD-published Small Area FMR for that zip code.</p>	Efficiency	759	One Bedroom	869	Two Bedroom	1056	Three Bedroom	1309	Four Bedroom	1507	Five Bedroom	1733	Six Bedroom	1959
Efficiency	759															
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Section B1: PHA PLAN UPDATE (24 CFR 903.7) Required Element	Program	Description																								
	Public Housing	<p>The CHA flat rent schedule will be increased effective July 1, 2021 to 80% of the HUD-published FMR, October 1, 2020.</p> <table border="1"> <thead> <tr> <th></th> <th><u>Current</u></th> <th><u>Philadelphia MSA</u></th> <th><u>80% Effective July 1, 2021</u></th> </tr> </thead> <tbody> <tr> <td>One Bedroom</td> <td>810</td> <td>1040</td> <td>832 +22</td> </tr> <tr> <td>Two Bedroom</td> <td>981</td> <td>1260</td> <td>1008 +27</td> </tr> <tr> <td>Three Bedroom</td> <td>1222</td> <td>1567</td> <td>1253 +31</td> </tr> <tr> <td>Four Bedroom</td> <td>1403</td> <td>1796</td> <td>1436 +33</td> </tr> <tr> <td>Five Bedroom</td> <td>1613</td> <td>2037</td> <td>1629 +16</td> </tr> </tbody> </table>		<u>Current</u>	<u>Philadelphia MSA</u>	<u>80% Effective July 1, 2021</u>	One Bedroom	810	1040	832 +22	Two Bedroom	981	1260	1008 +27	Three Bedroom	1222	1567	1253 +31	Four Bedroom	1403	1796	1436 +33	Five Bedroom	1613	2037	1629 +16
	<u>Current</u>	<u>Philadelphia MSA</u>	<u>80% Effective July 1, 2021</u>																							
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Four Bedroom	1403	1796	1436 +33																							
Five Bedroom	1613	2037	1629 +16																							

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	CHA 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 homeowner 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. Closings took place in 2020.</p>

Section B1 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
Community Service and Self-Sufficiency	Housing Choice Voucher Program	<p>Programs offering Services and Amenities to assisted families</p> <p>Economic and Self-Sufficiency Programs</p> <p>Section 3</p>	<p>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.</p> <p>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.</p> <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. Van purchased- FY 2021.</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> <p>Supportive services and public health referrals through COSA and the Widener School of Social Work.</p>
Public Housing	Public Housing	<p>Programs offering Services and Amenities to assisted families</p> <p>Economic and Self-Sufficiency Programs</p> <p>Section 3</p> <p>Community Service</p> <p>Treatment of Changes in Welfare Income</p> <p>Tenant Preservation and Eviction Prevention</p>	<p>Resident Training Academy formed to provide life skills, professional and personal development and encourage entrepreneurship.</p> <p>Section 3 employment opportunities provided through modernization projects and seasonal grounds keeping.</p> <p>There has been no change to the policy on community service requirements for non-working, non-disabled public housing residents.</p> <p>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.</p> <p>As a result of COVID-19 shutdowns across the Region, many CHA tenants experienced loss of income and other negative household traumas. CHA implemented a tenancy preservation and eviction prevention program by hiring a social work team to work with affected tenants to assist them in connecting with social services in the community and help them get on track to preserve their housing with CHA.</p>

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. In 2020, the city has had 35 homicides. This is a significant increase as 14 homicides were reported in last year's annual report. 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> <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. Offices work to keep corners clear of loiterers, to ensure a safer environment for all residents to enjoy. We have found that clear corners equal 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. The CHA also completed installation of video surveillance in March 2021.</p>
		Crime Prevention Activities	
		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 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. 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>Capital Investment –</p>	<p>Ruth Bennett- Pending funding availability, 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 combination smoke/carbon monoxide detectors in all units to comply with state law and local ordinances. repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs; installation of building entry and intercom systems; removal and replacement of all common area degraded floor and carpet systems; installation of site-wide security cameras; installation of erosion control measures in designated areas of the property; installation of property signage and building identification; installation of residential electronic door-locks to improve resident safety; removal and replacement of inefficient HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency.</p> <p>Wellington Ridge- Pending funding availability, CHA will upgrade exterior lights to energy efficient LED type fixtures install video surveillance cameras(<i>COMPLETED 3/30/21</i>), install weather and water proofing to buildings; repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs; installation of building entry and intercom systems; installation of fire detection and monitoring systems; removal and replacement of all common area degraded floor and carpet systems; installation of site-wide security cameras; installation of erosion control measures in designated areas of the property; installation of property signage and building identification; installation of residential electronic door-locks to improve resident safety; modernize community kitchen space; removal and replacement of inefficient</p>
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		<p>HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency.</p> <p>Chatham Senior Village- Pending funding availability, repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs; installation of building entry and intercom systems; installation of fire detection and monitoring systems; removal and replacement of all common area degraded floor and carpet systems; installation of site-wide security cameras; installation of erosion control measures in designated areas of the property; installation of property signage and building identification; installation of residential electronic door-locks to improve resident safety; modernize community kitchen space; removal and replacement of inefficient HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency.</p> <p>Chatham Estates Family- Pending funding available, repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs; installation of building entry and intercom systems; installation of fire detection and monitoring systems; removal and replacement of all common area degraded floor and carpet systems; installation of site-wide security</p>
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			<p>cameras; installation of erosion control measures in designated areas of the property; installation of property signage and building identification; installation of residential electronic door-locks to improve resident safety; removal and replacement of inefficient HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency.</p> <p>William Penn Homes- 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, repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs;; installation of erosion control measures in designated areas of the property; installation of property signage and building identification; removal and replacement of inefficient HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency; power washing of exterior of all buildings; window replacement all units.</p>
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		<p>William Penn - 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, repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs;; installation of erosion control measures in designated areas of the property; installation of property signage and building identification; removal and replacement of inefficient HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency; power washing of exterior of all buildings; window replacement all units.</p> <p>Ruth Bennett - Pending funding availability, 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 combination smoke/carbon monoxide detectors in all units to comply with state law and local ordinances, repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs; installation of building entry and intercom systems; removal and replacement of all common area degraded floor and carpet systems; installation of site-wide security cameras; installation of erosion control measures in designated areas of the property; installation of property signage and building identification; installation of residential electronic door-locks to improve resident safety; removal and replacement of inefficient HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency. Substantial rehab of buildings 116, 117, 124 (3 units), 129, 132, 136, 140, and 148.</p>
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			<p>Chatham Estates Family – Pending funding available, repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs; installation of building entry and intercom systems; installation of fire detection and monitoring systems; removal and replacement of all common area degraded floor and carpet systems; installation of site-wide security cameras; installation of erosion control measures in designated areas of the property; installation of property signage and building identification; installation of residential electronic door-locks to improve resident safety; removal and replacement of inefficient HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency.</p> <p>Chatham Senior- Pending funding availability, repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs; installation of building entry and intercom systems; installation of fire detection and monitoring systems; removal and replacement of all common area degraded floor and carpet systems; installation of site-wide security cameras; installation of erosion control measures in designated areas of the property; installation of property signage and building identification; installation of residential electronic door-locks to improve resident safety; modernize community kitchen space; removal and replacement of inefficient HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency.</p>
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			<p>Wellington Ridge - Pending funding availability, CHA will upgrade exterior lights to energy efficient LED type fixtures install video surveillance cameras(COMPLETED 3/30/21), install weather and water proofing to buildings; repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs; installation of building entry and intercom systems; installation of fire detection and monitoring systems; removal and replacement of all common area degraded floor and carpet systems; installation of erosion control measures in designated areas of the property; installation of property signage and building identification; installation of residential electronic door-locks to improve resident safety; modernize community kitchen space; removal and replacement of inefficient HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency.</p>
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		<p>Modernization</p>	<p><u>Chatham Estates Family</u>-Install electronic entry door lock system for resident units. Installation of 50 security cameras site wide. Window replacement, HVAC replacements, roof repairs, vinyl siding repair/replacement, street repaving/sealing</p> <p><u>Chatham Estates-Senior Village</u>- Install electronic entry door lock 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>6th Street Maintenance Facility 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>

		Other Needs	Continue resident training on fire-safety awareness, REAC inspection protocols and resident self-sufficiency training. Identify needs and available resources to replace obsolete maintenance vehicles and equipment throughout 2020-2024 Five Year Plan.
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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 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>

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 the FY 2020-2024 Five Year Plan 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					Demolition of former scattered site property at 318 Pennell Street, Chester, PA 19013, pending funds available. (Completed)	FY2015- FY2019
					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	2020-2024

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 2020	Submitted February 2020	24	24
		Chatham Estates Senior Village	Elderly, only	Approved 2020	Submitted February 2020	40	40
		Matopos Senior Village	Elderly, only	Approved 2020	Submitted February 2020	82	29
		Edgemont Senior Apartments	Elderly, only	Approved 2020	Submitted February 2020	87	25
		Madison Senior Apartments	Elderly, only	Approved 2020	Submitted February 2020	38	13
		Gateway Apts.	Elderly, only	Approved 2020	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 the 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> <p>Goal eliminated due to expense. CHA will continue to use PA State Police PATCH system and tenant check databases.</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 annually	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. Twenty households have been referred to date by the Nurse-Family Partnership as “ready” to lease and maintain a unit. Twelve are under contact as of this submission. Six vouchers searching at this time, two vouchers expired with no communication to the CHA or Nurse Family Partnership case manager.

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 issued a letter of intent for a (12) project-based vouchers for ADA compliant units at Makemie Court. <i>Anticipated closing 5/2021.</i></p>
Housekeeping Classes	N/A	CHA Main Office and Public Housing Community Centers	<p>The CHA will continue to promote healthy lifestyles and successful tenancies by offering housekeeping classes to program participants. Fifty-three (53) participants have completed the class to date. <i>(Due to COVID, classes cancelled and developed housekeeping guide to convey importance of cleanliness and infection control.)</i></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
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Units with approved Vacancies for Modernization	61 unit classified N/D	William Penn = 9 Ruth Bennett Homes = 52	PA007000010	WP002	2/12/2021	12/31/2021	403 Parker Street
				WP134	2/12/2021	12/31/2021	314 Frank Young Ave.
				WP149	2/12/2021	12/31/2021	313 Whittington Pl
				WP012	2/12/2021	12/31/2021	400 Aarons Way
				WP017	2/12/2021	12/31/2021	410 Aarons Way
				WP035	2/12/2021	12/31/2021	525 W 5 th Street
				WP059	2/12/2021	12/31/2021	511 W 5 th Street
				WP073	2/12/2021	12/31/2021	409 Whittington Pl
				WP075	2/12/2021	12/31/2021	413 Whittington Pl
			PA007000011	RB1056	2/12/2021	12/31/2021	1133 Carla's Lane
				RB1057	2/12/2021	12/31/2021	1135 Carla's Lane
				RB1058	2/12/2021	12/31/2021	1137 Carla's Lane
				RB1061	2/12/2021	12/31/2021	1143 Carla's Lane
				RB1066	2/12/2021	12/31/2021	1207 Carla's Lane
				RB1067	2/12/2021	12/31/2021	1209 Carla's Lane
				RB1126	2/12/2021	12/31/2021	1140 W Carla's Lane
				RB1130	2/12/2021	12/31/2021	1132 W Carla's Lane
				RB1135	2/12/2021	12/31/2021	1120 W Carla's Lane
				RB1148	2/12/2021	12/31/2021	1405 W Carla's Lane
				RB1152	2/12/2021	12/31/2021	1406 Richardson Tr
				RB1153	2/12/2021	12/31/2021	1408 Richardson Tr
				RB1155	2/12/2021	12/31/2021	1412 Richardson Tr
				RB1173	2/12/2021	12/31/2021	1408 Ruth Bennett Pl
				RB1182	2/12/2021	12/31/2021	1109 W Carla's Lane
				RB1184	2/12/2021	12/31/2021	1105 W Carla's Lane
				RB1196	2/12/2021	12/31/2021	1012 Carla's Lane
				RB1200	2/12/2021	12/31/2021	1004 Carla's Lane
				RB1204	2/12/2021	12/31/2021	1003 Hunt Tr
				RB1208	2/12/2021	12/31/2021	1011 Hunt Tr
				RB1226	2/12/2021	12/31/2021	1012 Taylor Pl

			PA007000011	RB1380	2/12/2021	12/31/2021	1306 Valentine Tr

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 approximately 50 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>
Funding Applications Pending	25-Mobility Initiative 15-Foster Youth	Housing Choice Voucher Program	<p>The CHA submitted a grant proposal with Chester County Housing Authority to participate in a mobility study. Awards have yet to be announced.</p> <p>The CHA submitted a grant proposal in collaboration with the Delaware County Department of Children and Youth services to receive housing vouchers for children aging out of residential placement. Award announcements pending.</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 <u>99.5% utilization rate for ACC units in the Housing Choice Voucher Program.</u> (1583). CHA attained 1590 at the time of this submission.
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> <p>As of December of 2018, 100% of the 25 Homeless Set-Aside voucher recipients successfully leased a unit and have remained under HAP Contract and are demonstrating housing stability through longer term tenancies.</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. By FY 2022, conduct outreach and refer 10 households to the First Time Home Buyer's Program. (Four referrals in FY 2020) On a biannual basis, hold Housing Choice Homeownership Program information nights.</p>
<p>Sustain homeownership in the City of Chester</p>	<p>30 HCVF households have purchased homes since tracking began in 2004. Only four have used the HCVF Homeownership Option to mortgage property. 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 2023, 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
<p>Increased tenant and owner compliance to support housing quality</p>	<p>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.</p>	<p>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.</p>
<p>Reducing hazards</p>	<p>HQS Workshops and the RRP Certification Course was previously offered to HCVP owners during last Five-Year Plan.</p>	<p>On an annual basis, the CHA will offer training to owners and property managers on the federal housing quality standards and lead-safe practices.</p>

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 C 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	PA01P007501-18	FFY 2018	12/31/2020
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	12/31/2020
Internal Schedule in lieu of HUD 50075.1	Annual Statement/Performance and Evaluation Report-Capital Fund Program and Capital Fund Replacement Housing Factor	PA01P007501-20	FFY 2020	12/31/2020
Internal Schedule in lieu of HUD 50075.1	5 Year Action Plan		FFY 2021 - 2025	

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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	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 (Jan 2021)	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	CFP 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										
		Contract Administration									
	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	42,463.32	37,350.00	09/01/18	26,471.68	15,991.64
		Subtotal - contract administration		192,200.00	192,163.91	214,678.91	261,977.59	256,864.27		245,985.95	15,991.64
		Dwelling Unit - Site Work									
	1450										
	10-WP	Erosion Control									
	10-WP	Exterior Power Washing									
	10-WP	Lighting-LED (rear courtyards & ball 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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		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 (Jan 2021)	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)	40 linear ft				68,705.08	68,705.08	02/01/19	68,705.08	
		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	55,703.00	55,703.00	04/18/19	55,703.00	
		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	124,408.08	124,408.08		124,408.08	
		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	8,165.00		8,165.00	11,835.00
		10-WP	Furnace replacement (3 & 4 BRs)									

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Obligat'n Date: 05/29/18		Obligated End Date: 05/28/20		Disbursement End Date: 05/28/22		Remaining				
BLI	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 (Jan 2021)	Obligated	Obligation Date	Expensed
	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	367,986.95	367,986.95	12/01/18	367,986.95
	10-WP	Kitchen Cabinet Replacement	9 units	20,000.00	20,000.00	20,000.00	67,725.77	67,725.77	11/01/18	67,725.77
	10-WP	Mold remediation								
	10-WP	Utility Meters - Self Metering								
	10-WP	Roof repairs	5 buildings	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						12/01/18	
	10-WP	Window Replacement & Repairs								
	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	5 units	20,000.00	20,000.00	20,000.00	53,932.00	53,932.00	10/08/18	53,932.00
	11-RB	Gut Units - excess damage	1432 & 1444 Nugent & 1310 Valentine	121,000.00	105,000.00	105,000.00	81,772.00	81,772.00	01/02/20	13,188.00
	11-RB	Kitchen Cabinet Replacement	5 units	20,000.00	20,000.00	20,000.00	29,120.00	29,120.00	06/27/19	29,120.00
	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	40,466.00	40,466.00	02/01/19	40,466.00
	11-RB	Security Camera	10 cameras	50,000.00	50,000.00	50,000.00	6,476.00	6,476.00	06/21/19	6,476.00
	11-RB	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden	933 Phillips; 1004, 1010, 1134 & 1206 Carlas; 1305 Tligham; 1429 & 1430 Copeland							
	11-RB	Water infrastructure repairs								
	13-CF	Locks - Electronic								
										6,812.00

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		2018 CFP										
		Obliga'tn 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 (Jan 2021)	Obligated	Obligation Date	Expensed	Remaining
		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) replacement 100									-
		13-CF	HVAC Unit upgrades									-
		13-CF	Kitchen Cabinet Replacement	5 units	20,000.00	20,000.00	20,000.00	27,616.00	27,616.00		27,616.00	-
		13-CF	Mold remediation									-
		13-CF	Roof repairs	10 buildings	50,000.00	50,000.00	50,000.00	32,258.75	32,258.75	05/17/19	32,258.75	-
		13-CF	Termite eradication									-
		13-CF	Window Replacement & Repairs									-
		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									-
			Subtotal - dwelling unit interior - old 1460		466,000.00	443,000.00	443,000.00	409,478.68	409,478.68		402,666.68	6,812.00
			Dwelling Unit - Interior									
			1465									

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Obligat'n Date: 05/29/18											
Obligated End Date: 05/28/20											
Disbursement End Date: 05/28/22											
BLI	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 (Jan 2021)	Obligated	Obligation Date	Expensed	Remaining
	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	-
Subtotal - dwelling unit interior - old 1465				20,000.00	20,000.00	20,000.00	81,745.84	81,745.84		81,745.84	-
Non-Dwelling Unit - Interior											
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									
Subtotal - non-dwelling unit interior				350,000.00	311,732.00	311,732.00	-				
Non-Dwelling Equipment (Hard & Soft)											
1475											
ALL		Litter vacuum (street type)	1 litter vacuum	35,000.00	-	-	-				
ALL		Bucket Truck	2 bucket trucks	42,000.00	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					
Subtotal - non-dwelling equipment				44,176.00	47,000.00	47,000.00	54,568.00	54,568.00		54,568.00	
SubTotal 1480 - General Capital Activity				1,504,876.00	1,388,895.91	1,411,410.91	1,411,410.91	1,394,462.59		1,376,772.27	34,638.64
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	2,802,567.68		2,784,877.36	34,638.64

CHESTER HOUSING AUTHORITY
PA007

2019 CFP											
Obligation 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)	Budget Rev #2 Amt w/ waiver (Jan 2021)	Obligated	Obligation Date	Expensed	Remaining
		1406 OPERATIONS									
		ALL	Supplement AMP operations		558,500.00	627,757.00	627,757.00	627,757.00	10/31/19	627,757.00	-
			SubTotal 1406 - Operations		558,500.00	627,757.00	627,757.00	627,757.00		627,757.00	-
		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	-	-			-
			SubTotal 1408 - Mgmt Improvements		5,000.00	23,321.00	-	-		-	-
		1410 ADMINISTRATION									
		ALL	CFP Fee		223,400.00	224,521.00	224,521.00	224,521.00	08/01/19	224,521.00	-
			SubTotal 1410 - Administration		223,400.00	224,521.00	224,521.00	224,521.00		224,521.00	-
		1480 GENERAL CAPITAL ACTIVITY									
			Contract Administration								
		1430									
		ALL	A&E	N/A	175,000.00	150,000.00	151,386.91	151,386.91	08/01/19	151,386.91	-
		ALL	Advertising	5 Ads	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	44,611.00	08/01/19	44,611.00	44,611.00
			Subtotal - contract administration		223,111.00	198,111.00	195,997.91	195,997.91		151,386.91	44,611.00
			Dwelling Unit - Site Work								
		1450									
		10-WP	Erosion Control								-
		10-WP	Exterior Power Washing								-
		10-WP	Lighting-LED (rear courtyards & bbball 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

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)	Budget Rev #2 Amt w/ waiver (Jan 2021)	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, Moseley, Flower, Martin Ln, Lilly	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	40,000.00			200,717.36	40,000.00
		14-CS	Security Cameras	25 Cameras	125,000.00	125,000.00	5,964.00				5,964.00
		14-CS	Signage & Unit ID Numbers	1 Sign	5,000.00	5,000.00	5,000.00				5,000.00
		15-WR	Erosion Control	Entire Site	50,000.00	50,000.00	50,000.00				50,000.00
		15-WR	Security Cameras	25 Cameras	175,000.00	175,000.00	200,717.36			200,717.36	-
		15-WR	Signage & Unit ID Numbers	220 IDs	11,000.00	11,000.00	11,000.00				11,000.00
					433,500.00	406,000.00	312,681.36			200,717.36	111,964.00
			Subtotal - dwelling unit (site work)								
			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
		10-WP	Furnace replacement (3 & 4 BRs)								-

CHESTER HOUSING AUTHORITY
PA007

2019 CFP											
Obligat'n Date: 04/16/19											
Obligated End Date: 04/15/21											
Disbursement End Date: 04/15/23											
BLI	BLI (old)	AIMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Add'l Funding (Oct 2019)	Budget Rev #2 Amt w/ waiver (Jan 2021)	Obligated	Obligation Date	Expensed	Remaining
		10-WP	Furnace replacement (5 BR)								-
		10-WP	Gut Units - excess damage	Funge from 2019 CFP - 403 Whittington			9,425.44	9,425.44		9,425.44	-
		10-WP	Kitchen Cabinet Replacement								-
		10-WP	Mold remediation								-
		10-WP	Utility Meters - Self Metering								-
		10-WP	Roof repairs	5 buildings	25,000.00	25,000.00	25,000.00	25,000.00	02/01/20	11,885.25	13,114.75
		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								-
		10-WP	Window Replacement & Repairs								-
		11-RB	Bathroom fan installs								-
		11-RB	Boiler replacement w/ individual unit systems								-
		11-RB	Boiler Replacement/repairs	Funge from 5 Yr Plan			16,121.00	16,121.00		16,121.00	-
		11-RB	Common Area Hallway renovations								-
		11-RB	Fire suppression system repairs								-
		11-RB	Flooring replacement								-
		11-RB	Gut Units - excess damage	FUNGE from 2019 5Yr Plan (r1) - 926 & 928 Caria's; 1009 & 1023 Taylor			118,154.00	118,154.00	01/02/20	118,154.00	-
		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								-
		11-RB	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden								-
		11-RB	Water infrastructure repairs								-
		13-CF	Locks - Electronic								-

CHESTER HOUSING AUTHORITY
PA007

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)	Budget Rev #2 Amt w/ waiver (Jan 2021)	Obligated	Obligation Date	Expensed	Remaining
		ALL	Appliances	23 units	23,000.00	28,394.98	77,813.73	49,881.87	01/30/20	49,881.87	27,931.86
Subtotal - dwelling unit interior - old 1465											
Non-Dwelling Unit - Interior											
	1470		Community Center Renovations (incl. basement)								
		10-WP	Community Center Renovations café expansion	1 Building	75,000.00	75,000.00	75,000.00	75,000.00	04/01/20	29,140.58	45,859.42
		10-WP	Management Office - exterior stucco renovation/repairs	1 Building	75,000.00	75,000.00	26,223.33				26,223.33
		10-WP	Solar/Green Initiative								
		11-RB	Boiler plant distribution upgrades								
		11-RB	Building 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				25,000.00
		ALL	Site Redevelopment - 6th Street								
Subtotal - non-dwelling unit interior					175,000.00	175,000.00	126,223.33	75,000.00		29,140.58	97,082.75
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								
Subtotal - non-dwelling equipment											
SubTotal 1480 - General Capital Activity					1,447,111.00	1,369,611.00	1,392,932.00	1,079,307.81		857,787.65	535,144.35
9001 BOND DEBT OBLIGATION											
		GATE	Development Activities								
SubTotal 9001 - Bond Debt Obligation											
TOTALS					2,234,011.00	2,245,210.00	2,245,210.00	1,931,585.81		1,710,065.65	535,144.35

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2020 CFP										
Obliga'tn 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 (Jan 2021)	Obligated	Obligation Date	Expensed	Remaining
		1406 OPERATIONS								
		ALL	Supplement AMP operations		576,194.00	576,194.00	576,194.00	06/01/20		576,194.00
			SubTotal 1406 - Operations		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	5,000.00	-			5,000.00
			SubTotal 1408 - Mgmt Improvements		5,000.00	5,000.00	-		-	5,000.00
		1410 ADMINISTRATION								
		ALL	CFP Fee		230,477.00	231,720.00	230,477.00	06/01/20		231,720.00
			SubTotal 1410 - Administration		230,477.00	231,720.00	230,477.00		-	231,720.00
		1480 GENERAL CAPITAL ACTIVITY								
			Contract Administration							
		1430								
		ALL	A&E	N/A	150,000.00	150,000.00	150,000.00		85,540.85	64,459.15
		ALL	Advertising	5 Ads	3,500.00	2,612.36				2,612.36
		ALL	Energy Audit							-
		ALL	PNA/Environmental Reviews							-
		11-RB	Urban Farm Initiative	Farm Manager	46,725.00	46,725.00	46,725.00			46,725.00
			Subtotal - contract administration		200,225.00	199,337.36	196,725.00		85,540.85	113,796.51
			Dwelling Unit - Site Work							
		1450								
		10-WP	Erosion Control							-
		10-WP	Exterior Power Washing							-
		10-WP	Lighting-LED (rear courtyards & bbball 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							-

2020 CFP										
Obliga'tn Date: 04/16/19										
Obligated End Date: 04/15/21										
Disbursement End Date: 04/15/23										
BU	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Add'l Funding (Jan 2021)	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	25 Cameras (Expand from 2019 CFP)	175,000.00	222,488.64	222,488.64			222,488.64
		15-WR	Signage & Unit ID Numbers							-
		Subtotal - dwelling unit (site work)			175,000.00	222,488.64	222,488.64			222,488.64
		Dwelling Unit - Interior								
		1460	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
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2020 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 (Jan 2021)	Obligated	Obligation Date	Expensed	Remaining
		10-WP	Furnace replacement (5 BR)							-
		10-WP	Gut Units - excess damage							-
		10-WP	Kitchen Cabinet Replacement							-
		10-WP	Mold remediation							-
		10-WP	Utility Meters - Self Metering							-
		10-WP	Roof repairs							-
		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							-
		10-WP	Window Replacement & Repairs	100 Windows	35,000.00	-				35,000.00
		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	Buildings 116 & 117 and 132 (partial)	800,000.00	800,000.00				800,000.00
		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							-
		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	77,882.00				77,882.00
		11-RB	Water infrastructure repairs							-
		13-CF	Locks - Electronic							-

CHESTER HOUSING AUTHORITY
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2020 CFP										
Obligation 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 (Jan 2021)	Obligated	Obligation Date	Expensed	Remaining
		13-CF	Exterior hand rail painting							-
		13-CF	Fire suppression system repairs							-
		13-CF	Flooring replacement							-
		13-CF	Furnace (gas) replacement 100							-
		13-CF	HVAC Unit upgrades							-
		13-CF	Kitchen Cabinet Replacement							-
		13-CF	Mold remediation							-
		13-CF	Roof repairs							-
		13-CF	Termite eradication							-
		13-CF	Window Replacement & Repairs	100 Windows	35,000.00	35,000.00				35,000.00
		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	200 Windows	70,000.00	70,000.00				70,000.00
		ALL	Auto Shutoff Sprinkler Heads							-
		ALL	Install CO2 detectors							-
			Subtotal - dwelling unit interior - old 1460		982,882.00	982,882.00				982,882.00
			Dwelling Unit - Interior							
			1465							

2021 5-YEAR PLAN

BLI	BLI (old)	A/MP	Work Item	2021		2022		2023		2024		2025	
				Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
			1406 OPERATIONS										
		ALL	Supplement AMP operations	n/a	582,044.00	n/a	582,044.00	n/a	582,044.00	n/a	582,044.00	n/a	582,044.00
			SubTotal 1406 - Operations		582,044.00		582,044.00		582,044.00		582,044.00		582,044.00
			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	232,817.00	n/a	232,817.00	n/a	232,817.00	n/a	232,817.00	n/a	232,817.00
			SubTotal 1410 - Administration		232,817.00		232,817.00		232,817.00		232,817.00		232,817.00
			1480 GENERAL CAPITAL ACTIVITY										
			Contract Administration										
		1430											
		ALL	A&E		150,000.00		150,000.00		150,000.00		150,000.00		150,000.00
		ALL	Advertising		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	PNA/Environmental Reviews										
		11-RB	Urban Farm Initiative	Farm Manager	49,000.00	Farm Manager	51,450.00	RAD PNA - 4 AMPs	80,000.00	Farm Manager	54,000.00	Farm Manager	55,500.00
			Subtotal - contract administration		199,000.00		204,950.00		287,500.00		239,000.00		241,750.00
			Dwelling Unit - Site Work										
		1450											
		10-WP	Erosion Control										
		10-WP	Exterior Power Washing		12,500.00	10 Buildings & Sidewalks	12,500.00						
		10-WP	Lighting-LED (rear courtyards & ball court) replacement			44 lights	24,178.00						
		10-WP	Road resurfacing										
		10-WP	Security Cameras (exterior)						126,000.00				
		10-WP	Sidewalk (trip hazard) repairs										
		10-WP	Signage & Unit ID Numbers										
		10-WP	Speed Bumps										
		11-RB	Basketball Court resurface										
		11-RB	Erosion Control										
		11-RB	Exterior Power Washing										
		11-RB	Lighting - LED high density discharge wall packs replacement			60 lights	32,906.00						
		11-RB	Road resurfacing										
		11-RB	Security Camera										

2021 5-YEAR PLAN

BLI	BLI (old)	AMP	Work Item	2021		2022		2023		2024		2025	
				Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
		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	20 Units = Buildings 132 (1108,10,12,14,16 Carlas Lane) 136 (1002,04,06,08,10,12,14 Taylor's Place) & 129 (1403,05,07,09,11,13,15, 17 Richardson Tr)	300,000.00	22 Units = Buildings 140 (1424, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46 Nugent Place) & 148 (1418, 20, 22, 24, 26, 28, 30 Wright Tr) and 124 (1200, 02, 04 Carlas Lane)	330,000.00	11 Units = 1013 Tilghman, 1103, 06 and 09 Carlas Lane, 1010 Carlas, Lane, 1001 Tilghman St, 1301 Tilghman St, 1428 W 11th St., 1419 Wright Tr, 1405 Concord Ave, 1205 Carlas Ln	165,000.00	60 units	300,000.00	140 units	700,000.00
		11-RB	Kitchen Cabinet Replacement							60 units	300,000.00	140 units	700,000.00
		11-RB	Mold remediation	3 Units	15,000.00	3 Units	15,000.00						
		11-RB	Utility Meters - Self Metering									87 units	287,750.00
		11-RB	Porch repairs	10 Buildings	15,000.00	10 Buildings	15,000.00						
		11-RB	Roof and attic improvements							8 buildings	80,000.00		
		11-RB	Security Camera							10 cameras	50,000.00		
		11-RB	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden	11 Units=1428, 26, 30, 23, 43, 45, 25, 27, 33,35 and 37 Nugent Place	165,000.00	15 Units - 1133,35, and 37 Carlas Lane, 1207 and 09 Carlas Lane, 1140, 32 and 20 West Carlas Lane, 1405 West Carlas Lane, 1406, 08, and 12 Richardson Terrace, 1408 Ruth Bennett Place, 1105 and 09 West Carlas Lane	225,000.00	9 Units - 1003, 11, 15 and 17 Tilghman St, 1429 and 32 Copeland Place, 923, 27 and 33 Phillips Place	135,000.00	8 Units = 1420 W 11th St, 1101 Tilghman St, 1433 Holland Tr, 1421 Wright Tr, 1203 Tilghman St, 1429 and 30 Purnsely Tr, 1306 Valentine Tr	120,000.00	6 Units = 1012 and 04 Carlas Lane, 1003 and 11 Hunt Tr, 1012 and 14 Taylors Pl,	90,000.00
		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	56 units	300,475.00
		13-CF	Kitchen Cabinet Replacement	10 Units	50,000.00	5 units	20,000.00	27 units	135,000.00	27 units	148,200.00	56 units	280,000.00
		13-CF	Mold remediation	5 Units	25,000.00			10 units	75,000.00				
		13-CF	Roof repairs	5 Buildings	25,000.00	10 buildings	50,000.00	10 buildings	50,000.00			10 buildings	50,000.00
		13-CF	Termite eradication										
		13-CF	Window Replacement & Repairs	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										
		14-CS	Common Area Hallway & Lobby renovations (incl furnishings)										
		14-CS	Common area lighting upgrades										
		14-CS	Locks - Electronic										

		2021 5-YEAR PLAN														
		2021			2022			2023			2024			2025		
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	
		14-CS	Fire suppression system repairs			all units	20,000.00									
		14-CS	Flooring replacement			10 units	80,000.00	10 units	50,000.00	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	10 units	80,000.00	10 units	50,000.00	10 units	50,000.00	10 units	50,000.00	
		14-CS	Kitchen Cabinet Replacement													
		14-CS	Laundry Room ventilation system upgrade													
		14-CS	Mold remediation		25,000.00											
		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		130,000.00	15 units	130,000.00	15 units	130,000.00	15 units	130,000.00	15 units	130,000.00	15 units	130,000.00	
		15-WR	Mold remediation		25,000.00											
		15-WR	Roof & gutter repairs/replacement													
		15-WR	Window Replacement & Repairs		70,000.00	200 windows										
		ALL	Auto Shutoff Sprinkler Heads													
		ALL	Install CO2 detectors			260 detectors	19,500.00									
			Subtotal - dwelling unit interior - old 1460		1,070,000.00		1,099,500.00		2,302,350.00		3,614,050.00		4,442,015.00			
			Dwelling Unit - Interior													
		1465														
		ALL	Appliances		21,817.00	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		21,817.00		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	Rehab Community Center Space (incl. basement area)													
		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	50,000.00							
		11-RB	Building Demolition					1 building - electrical box	311,732.00							
		11-RB	Community/Maint Center Renovation													
		11-RB	Solar/Green Initiative					1 building	45,000.00							
		15-WR	Community Center Renovations (incl. admin office space)													
		ALL	Site Redevelopment - 6th Street					1 building	270,000.00							
			Subtotal - non-dwelling unit interior		-		-		676,732.00		50,000.00					
			Non-Dwelling Equipment (Hard & Soft)													
		1475														

		2021 5-YEAR PLAN									
		2021		2022		2023		2024		2025	
BLI	BLI (old)	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
		Work Item									
		ALL									
		ALL									
		ALL									
		ALL									
		ALL									
		11-RB									
		Subtotal - non-dwelling equipment									
		SubTotal 1480 - General Capital Activity									
		9001 BOND DEBT OBLIGATION									
		GATE									
		SubTotal 9001 - Bond Debt Obligation									
		TOTALS									

		Costs in RED denote NEW Work Items					Costs in RED denote NEW Work Items					Costs in RED denote NEW Work Items					
		2021		2022		2023		2024		2025		2023		2024		2025	
Development Number and Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5		
Authority Wide	\$ 986,678.00	\$ 1,033,786.00	\$ 1,407,786.00	\$ 1,315,236.00	\$ 1,044,286.00	\$ 986,678.00	\$ 1,033,786.00	\$ 1,407,786.00	\$ 1,315,236.00	\$ 1,044,286.00	\$ 986,678.00	\$ 1,033,786.00	\$ 1,407,786.00	\$ 1,315,236.00	\$ 1,044,286.00		
William Penn (PA007000010)	\$ 180,000.00	\$ 227,178.00	\$ 768,600.00	\$ 926,625.00	\$ 925,000.00	\$ 180,000.00	\$ 227,178.00	\$ 768,600.00	\$ 926,625.00	\$ 925,000.00	\$ 180,000.00	\$ 227,178.00	\$ 768,600.00	\$ 926,625.00	\$ 925,000.00		
Ruth L Bennet (PA007000011)	\$ 684,000.00	\$ 763,356.00	\$ 1,770,857.00	\$ 2,660,550.00	\$ 3,404,790.00	\$ 684,000.00	\$ 763,356.00	\$ 1,770,857.00	\$ 2,660,550.00	\$ 3,404,790.00	\$ 684,000.00	\$ 763,356.00	\$ 1,770,857.00	\$ 2,660,550.00	\$ 3,404,790.00		
Chatham Family (PA007000013)	\$ 147,500.00	\$ 142,500.00	\$ 982,600.00	\$ 746,000.00	\$ 900,475.00	\$ 147,500.00	\$ 142,500.00	\$ 982,600.00	\$ 746,000.00	\$ 900,475.00	\$ 147,500.00	\$ 142,500.00	\$ 982,600.00	\$ 746,000.00	\$ 900,475.00		
Chatham Senior (PA007000014)	\$ 105,000.00	\$ 125,000.00	\$ 100,000.00	\$ 175,000.00	\$ 100,000.00	\$ 105,000.00	\$ 125,000.00	\$ 100,000.00	\$ 175,000.00	\$ 100,000.00	\$ 105,000.00	\$ 125,000.00	\$ 100,000.00	\$ 175,000.00	\$ 100,000.00		
Totals	\$ 2,328,178.00	\$ 2,501,820.00	\$ 5,439,843.00	\$ 6,028,411.00	\$ 6,504,551.00	\$ 2,328,178.00	\$ 2,501,820.00	\$ 5,439,843.00	\$ 6,028,411.00	\$ 6,504,551.00	\$ 2,328,178.00	\$ 2,501,820.00	\$ 5,439,843.00	\$ 6,028,411.00	\$ 6,504,551.00		

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: US Department of HUD	7. Federal Program Name/Description: Low Rent Public Housing and Housing Choice 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 available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: Steven A. Fischer Title: Executive Director Telephone No.: 610-904-1111 Date: 4/9/2021	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification of Payments to Influence Federal Transactions

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

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Chester Housing Authority. PA007

Program/Activity Receiving Federal Grant Funding

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

Steven. A. Fischer

Title

Executive Director

Signature



Date (mm/dd/yyyy)

04/09/2021