



FAQs for William Penn Homes Family Development Waiting List Opening

When will Chester Housing Authority (CHA) be accepting applications?

CHA will be accepting online applications to its site-based waiting list for the William Penn Homes Family Development from June 5th through June 20, 2025.

Am I eligible?

To be eligible for the program, applicants must be:

- At or below the Low-Income Limit
- Not owe any prior debts in federally assisted housing
- Not have been evicted from federally assisted housing in the last 5 years
- Pass a criminal record check

How can I apply?

The link for the online application will be live on chesterha.org on June 5th. If you need assistance in completing an online application, contact our Housing Program Assistant Leona Farward at [\(610\) 904-1111](tel:6109041111), Ext. 602.

Why is there a waiting list?

HUD requires housing agencies to maintain a waiting list of eligible applicants in order to timely fill vacated units. Offers are made based on the number of bedrooms needed for the household size and composition, and the need for additional bedroom/space under an approved reasonable accommodation request.

Who gets priority?

Transfers from other CHA public housing sites receive priority to unoccupied units.

Are there any preferences for specific groups? What are they?

Yes. The list selection preferences are as follows:

- Veteran of US Armed Forces
- Involuntarily Displaced
- Employed/Elderly/Disabled
- City of Chester Resident

Who needs to be listed on the application?

All individuals who will live in the assisted household must be identified on the initial application with name, date of birth, and income.

I have already applied to be on the waiting list in the past. Do I still need to apply?

Yes. Previous applications will not be merged. To be considered for the William Penn Development, you must apply to the site-based waiting list.

How many people can apply?

While we don't have a set number of how many people can apply, a maximum of 200 applications will be considered. **If we receive more than 200 applications, then a computer-generated random lottery of 200 applications will be used to place and rank 200 applicants on the waiting list.**

How are applicants ranked?

Applications will be ranked by date and time of application, preferences and eligibility based on the claimed preferences, income, and household composition.

How long are people usually on the waiting list?

On average, the CHA leases approximately 20 units per year at the William Penn Development. The length of wait is based on the turnover of an appropriately sized unit for your household.

How do I know if I made it onto the waiting list?

If you are confirmed to be eligible, applicants will receive a Confirmation of Waiting List Placement letter in the mail.

Does it matter if someone has a criminal record?

Yes, a criminal record check will be completed when an applicant reaches the top of the waiting list. People who have committed violent criminal activity or drug-related criminal activity within the last five years will be denied admission to housing through CHA. Registered sex offenders and persons convicted of crimes involving crystal methamphetamine are banned from receiving housing/rental assistance in federal housing programs.

How much is the rent for these units?

Residents pay rent based on 30% of their monthly adjusted income.

What are the income limits?

To be income-eligible for public housing, household income must be at or below the Low-Income Limit for your family size. Below are the income guidelines:

Delaware County Income Limits

June 1, 2025

Income Limit Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low Income Limits (\$)*	25100	28650	32250	35800	38700	41550	44400	47300
Very Low (50%) Income Limits (\$)	41800	47800	53750	59700	64500	69300	74050	78850
Low (80%) Income Limits (\$) Top of Form Bottom of Form	66850	76400	85950	95500	103150	110800	118450	126100

