

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, 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. The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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: <u>Chester Housing Authority</u> PHA Code: <u>PA007</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>7/1/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>800</u> Number of Housing Choice Vouchers (HCVs) <u>1614</u> Total Combined Units/Vouchers <u>2414</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
	Availability of Information. PHAs must have the elements listed below 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.				
	<input type="checkbox"/> 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.	Plan Elements
B.1	<p>Revision of Existing 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 checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input 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 type="checkbox"/> <input checked="" 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): Payment Standard and Flat Rent Updates, Waiting List Preferences, increased deconcentration initiative through Community Choice Demonstration.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" 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 Rental Assistance or Project-Based Vouchers 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 type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" 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.</p>
B.3	<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 charts</p>

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. See attached.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> See Attached (b) 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.
C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="181 485 1453 934"> <tr> <td data-bbox="181 485 1453 527"> Fair Housing Goal: </td> </tr> <tr> <td data-bbox="181 527 1453 934"> <u>Describe fair housing strategies and actions to achieve the goal</u> </td> </tr> </table> <table border="1" data-bbox="181 957 1453 1373"> <tr> <td data-bbox="181 957 1453 999"> Fair Housing Goal: </td> </tr> <tr> <td data-bbox="181 999 1453 1373"> <u>Describe fair housing strategies and actions to achieve the goal</u> </td> </tr> </table> <table border="1" data-bbox="181 1396 1453 1852"> <tr> <td data-bbox="181 1396 1453 1438"> Fair Housing Goal: </td> </tr> <tr> <td data-bbox="181 1438 1453 1852"> <u>Describe fair housing strategies and actions to achieve the goal</u> </td> </tr> </table>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>
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Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

- A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **HOPE VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, 5) the number of units affected and; 6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may

incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). ([24 CFR 960.503](#)) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). ([24 CFR 960.505](#)) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#) and [Notice PIH-2017-03](#). ([24 CFR §903.7\(e\)](#))

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

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

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

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

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." ([24 CFR §903.9](#))

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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



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

The Chester Housing Authority series of Annual Plan Meetings will be held as follows:

Initial Meeting

Date: Tuesday, January 25, 2022

Time: 11:30AM Via Zoom

Follow-up Meeting

Date: Wednesday, February 23, 2022

Time: 11:30 AM Via Zoom

Public Hearing

Date: Tuesday, April 12, 2022

Time: 12 NOON Via Zoom

Please contact gharris@chesterha.org for meeting Zoom link.

Executive Offices

1111 Avenue of the States • Chester, Pennsylvania 19013 • 610-904-1111 • Fax: 610-904-1222 • TDD/TTY 800-545-1833 ext. 822

www.chesterha.org



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

CHESTER HOUSING AUTHORITY

Published in the following edition(s):

Daily Times and Sunday Times 01/12/22
Daily & Sunday Times Digital 01/12/22

PUBLIC NOTICE

The Chester Housing Authority (CHA) is drafting its 2023 Annual Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1988 (QHWRA). Pursuant to QHWRA, the draft plan will be available for public review on February 24, 2022 to April 12, 2022 at CHA's Administrative offices, at 1111 Avenue of the States, Chester, PA by appointment from 8:30 am to 4:30 pm. A Public Hearing will be held on April 12, 2022 at 12:00 p.m. All are invited to comment on the draft and participate at the public hearing. Please contact Quineice Harris Qharris@chesterha.org for an appointment or to attend the public hearing. CHA offices remain closed to the public.
DCT: Jan. 12. a-1

Sworn to the subscribed before me this 1/13/22.

Maureen Schmid

Notary Public, State of Pennsylvania
Acting In County of Montgomery

Commonwealth of Pennsylvania - Notary Seal
MAUREEN SCHMID, Notary Public
Montgomery County
My Commission Expires March 31, 2025
Commission Number 1248132

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Public Notice

The Chester Housing Authority (CHA) is drafting its 2023 Annual Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1988 (QHWRA). Pursuant to QHWRA, the draft plan will be available for public review on February 24, 2022 to April 12, 2022 at CHA's Administrative offices, at 1111 Avenue of the States, Chester, PA by appointment from 8:30 am to 4:30 pm. A Public Hearing will be held on April 12, 2022 at 12:00 p.m. All are invited to comment on the draft and participate at the public hearing. Please contact Quineice Harris Qharris@chesterha.org for an appointment or to attend the public hearing. CHA offices remain closed to the public.

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 4, 2022
Re: FY 2022-2023 Annual Plan Resident Meetings

Planning meetings for the FY 2022-2023 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 25, 2022:	Resident Advisory Board Meeting, goals/changes presented 11:30 a.m. Via Zoom
February 23, 2022:	Follow up Resident Advisory Board Meeting 11:30 a.m. Via Zoom
February 24, 2022:	Plan changes available for public viewing/comment CHA administrative offices, 1111 Avenue of the States, 3rd Floor Conference Room
April 12, 2022:	Public Hearing to present Annual Plan updates 12 noon 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.



2022 Annual Plan Resident Meeting

January 25, 2022

Sign-In Sheet

- Roderick Powell -Resident
- Emerson Hughes- Resident
- Phyllis Henson- Resident
- Diane Seals- Resident
- Tina Johnson- Resident
- Deborah Montgomery- Resident
- Douglas Daniel-CHA Staff
- Mary Militello- CHA Staff
- Quineice Harris- CHA Staff
- Norman Wise-CHA Staff
- Maria Zissimos- CHA Staff
- Steven Fischer- CHA Staff

Memo

To: Resident Advisory Board
From: Quineice N. Harris
CC: S. Fischer, M. Zissimos, N. Wise, R. Kubas, Chief O'Neill, M. Militello
Date: February 23, 2022
Re: FY 2022-2023 Annual Plan Resident Meetings

Thank you for attending our 2023 Annual Plan Meeting you recommended the following items.

PH Recommendations – RA Board Members proposed Friday night youth programs for ages 6-12.

- Arts & Crafts
- Conflict Resolution and Decision Making
- Sewing Classes
- Gardening Classes
- Parent & Child Programs
- Look into Scout Programs

The schedule for the Annual Plan process is:

February 24, 2022: Plan changes available for public viewing/comment
CHA administrative offices,
1111 Avenue of the States, 3rd Floor Conference Room

April 12, 2022: Public Hearing to present Annual Plan updates
12 noon 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 gharris@chesterha.org or fax to 610-904-1222 Please put RE: ANNUAL PLAN UPDATES in the subject area.

Thank you for your participation.



2022 Annual Plan Resident Meeting Follow-Up

February 23, 2022

Sign-In Sheet

- Emerson Hughes- Resident
- Tina Johnson- Resident
- Deborah Montgomery- Resident
- Douglas Daniel-CHA Staff
- Mary Militello- CHA Staff
- Quineice Harris- CHA Staff
- Norman Wise-CHA Staff
- Maria Zissimos- CHA Staff
- Steven Fischer- CHA Staff



2022 Annual Plan Public Hearing

April 12, 2022

Sign-In Sheet

- Douglas Daniel- CHA Staff
- Mary Militello- CHA Staff
- Quineice Harris- CHA Staff
- Norman Wise- CHA Staff
- Maria Zissimos- CHA Staff
- Steven Fischer- CHA Staff
- Rodney O'Neil – CHA Staff
- Roman Kubas- CHA Staff

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

- - -

Tuesday, April 12, 2022

- - -

PRESENTED BY: MARIA ZISSIMOS
GENERAL COUNSEL, CHESTER HOUSING AUTHORITY

- - -

Overview of Chester Housing Authority's
Annual Plan Amendment, held by Zoom Teleconferencing,
beginning at approximately 12:05 p.m., before Susan
Kaufman, Certified Court Reporter and Notary Public.

- - -

KAUFMAN COURT REPORTING
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Havertown, Pennsylvania 19083
(610) 446-9694

1 ATTENDEES:

2 MARIA ZISSIMOS, ESQUIRE
3 General Counsel, Chester Housing Authority

4 MARY M. MILITELLO, Housing Choice Voucher Program

5 NORMAN WISE, Director of Housing Operations

6 DOUGLAS DANIEL, Housing Programs Manager

7 ROMAN KUBAS, Chief Financial Officer

8 STEVEN A. FISCHER, Executive Director

9 QUINEICE HARRIS, Executive Assistant

10 RODNEY O'NEILL, Chester Housing Police Department
11 Chief of Police

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1 ZISSIMOS: Good afternoon. My name is
2 Maria Zissimos, I'm the general counsel for the Chester
3 Housing Authority. Today is Tuesday, April 12th, 2022.
4 It's approximately 12:05 p.m., the advertised date and
5 time of the public hearing for the Chester Housing
6 Authority's 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 requirements. 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 as annual
17 application for the Capital Fund Program which is the
18 grant that supports improvements to public housing
19 buildings and sites.

20 QHWRA, Q-H-W-R-A, which is what I just
21 described, the acronym for the Quality Housing and Work
22 Responsibility Act, provided more flexibility and
23 discretion for public housing authorities to use
24 funding to address the 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 the
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. Ours has been so since February of this year.

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

17 It's noted that there are eight Chester
18 Housing Authority staff represented here today, and it
19 appears that there are no members of the general public
20 in attendance.

21 Let me point out that the subject of
22 today's hearing is to actually put in the plan
23 amendments and updates, and I would like to call Norman
24 Wise, our director of housing, to briefly outline that

1 and the purpose of our updates.

2 Norman?

3 MR. WISE: Thank you, Maria.

4 The update for public housing for the
5 flat rent schedule will increase July 1st, 2022 to
6 80 percent of the HUD published fair market rents which
7 were effective October 1st, 2021.

8 For the one-bedroom the flat rate, flat
9 rent rate will change from 832 to 857; that's \$832, the
10 new rate is \$857.

11 Two-bedroom flat rent rate will change
12 from \$1,008 to \$1,038. Three-bedroom flat rent will
13 change from \$1,253 to \$1,284.

14 The four-bedroom flat rate will change
15 from \$1,436 to \$1,469. And five-bedroom flat rent rate
16 will change from \$1,629 to \$1,689.

17 Again, these new rates will be effective
18 July 1st, 2022.

19 MS. ZISSIMOS: Thank you, Norman.

20 Now, if I can call on our director of
21 housing, choice voucher program operations, Mary
22 Militello.

23 Mary?

24 MS. MILITELLO: Thank you, Maria.

1 This year there is a change in the
2 admissions policy to promote participation in the
3 community choice demonstration program. The CHA has
4 adopted a waiting list preference for households with
5 children ages 13 and under.

6 To receive the preference in voucher
7 these participants must enroll into the community
8 demonstration program which is the goal to lease in
9 higher opportunity areas. So this affects both our
10 admissions policy and our deconcentration policy that
11 we are adding emphasis to leasing in higher opportunity
12 areas.

13 We anticipate that we will be committing
14 all our turn-over vouchers subject to people agreeing
15 to enroll to households with children ages 13 and
16 under.

17 The next area is the payment standards,
18 just give me a minute to page down... this year the
19 fiscal year 2022 small area fair market rents for the
20 City of Chester zip code 19013 were adopted at
21 120 percent of the HUD published small area fair market
22 rent for zip code 19013.

23 The amounts are as follows: Efficiency,
24 \$864; one-bedroom, \$984; two-bedrooms, 1,188;

1 three-bedroom, 1,464; four-bedrooms, 1,680;
2 five-bedroom, 1,932; six-bedroom, 2,184.

3 It is noted that payment standards are
4 the max amount of subsidy that a family could receive
5 towards both their rent and utilities.

6 For leasing outside of the City of
7 Chester, the payment standards have also been set at
8 120 percent of the HUD published small area fair market
9 rent for that zip code.

10 Also should be noted that the 120
11 percent was permitted under the extension of the COVID
12 provisions and in December, at the end of December this
13 year, we will have to resubmit to continue this waiver
14 for HUD.

15 That's the update on the changes in the
16 housing choice voucher program.

17 MS. ZISSIMOS: Thank you, Mary.

18 This is the point in time where we would
19 take public comment. As I see that there is no one
20 from the public that has attended our meeting today, I
21 can call the meeting adjourned. The time is 12:13.

22 Thank you.

23 (Hearing concluded.)
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 12, 2022, and that this is a
5 correct transcript of same.

6
7
8
9 -----
10 Susan Kaufman

11 Certified Court Reporter

12 Notary Public
13
14
15
16
17
18

19 (The foregoing certification of this
20 transcript does not apply to any reproduction of the
21 same by any means, unless under the direct control
22 and/or supervision of the certifying reporter.)
23
24

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<p>\$1,008 [1] - 5:12 \$1,038 [1] - 5:12 \$1,253 [1] - 5:13 \$1,284 [1] - 5:13 \$1,436 [1] - 5:15 \$1,469 [1] - 5:15 \$1,629 [1] - 5:16 \$1,689 [1] - 5:16 \$832 [1] - 5:9 \$857 [1] - 5:10 \$864 [1] - 6:24 \$984 [1] - 6:24</p>	<p>accurately [1] - 8:2 achieving [1] - 3:12 acronym [1] - 3:21 Act [2] - 3:8, 3:22 adding [1] - 6:11 address [1] - 3:24 adjourned [1] - 7:21 admissions [2] - 6:2, 6:10 adopted [2] - 6:4, 6:20 advertised [1] - 3:4 advisory [1] - 4:12 affects [1] - 6:9 afternoon [1] - 3:1 agency [3] - 3:9, 3:10, 4:4 agency's [2] - 3:11, 3:14 ages [2] - 6:5, 6:15 agreeing [1] - 6:14 AMENDMENT [1] - 1:3 Amendment [1] - 1:17 amendments [1] - 4:23 amount [1] - 7:4 amounts [1] - 6:23 annual [5] - 3:6, 3:9, 3:13, 3:14, 3:16 ANNUAL [1] - 1:3 Annual [1] - 1:17 anticipate [1] - 6:13 application [1] - 3:17 apply [1] - 8:20 approach [1] - 3:15 April [3] - 1:7, 3:3, 8:4 area [4] - 6:17, 6:19, 6:21, 7:8 areas [2] - 6:9, 6:12 Assistant [1] - 2:8 assisted [1] - 4:15 attachments [1] - 4:8 attendance [1] - 4:20 attended [1] - 7:20 ATTENDEES [1] - 2:1 authorities [2] - 3:23, 4:11 AUTHORITY [1] - 1:11 Authority [4] - 2:2, 3:3, 4:16, 4:18 AUTHORITY'S [1] - 1:2 Authority's [2] - 1:16, 3:6 available [1] - 4:9 Avenue [1] - 1:23</p>	<p>Capital [1] - 3:17 certification [1] - 8:19 Certified [2] - 1:19, 8:11 CERTIFY [1] - 8:1 certifying [1] - 8:22 CHA [1] - 6:3 change [6] - 5:9, 5:11, 5:13, 5:14, 5:16, 6:1 changes [1] - 7:15 CHESTER [2] - 1:2, 1:11 Chester [8] - 1:16, 2:2, 2:9, 3:2, 3:5, 4:17, 6:20, 7:7 Chief [2] - 2:6, 2:10 children [2] - 6:5, 6:15 choice [3] - 5:21, 6:3, 7:16 Choice [1] - 2:3 City [2] - 6:20, 7:6 code [3] - 6:20, 6:22, 7:9 comment [1] - 7:19 committing [1] - 6:13 community [2] - 6:3, 6:7 concluded [1] - 7:23 consists [1] - 4:14 contained [1] - 8:2 content [1] - 4:3 continue [1] - 7:13 control [1] - 8:21 correct [1] - 8:5 counsel [1] - 3:2 COUNSEL [1] - 1:11 Counsel [1] - 2:2 Court [3] - 1:19, 1:23, 8:11 COURT [1] - 1:22 COVID [1] - 7:11 created [1] - 3:8 creation [1] - 4:1</p>
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<p>1,188 [1] - 6:24 1,464 [1] - 7:1 1,680 [1] - 7:1 1,932 [1] - 7:2 12 [2] - 1:7, 8:4 120 [3] - 6:21, 7:8, 7:10 12:05 [2] - 1:18, 3:4 12:13 [1] - 7:21 12th [1] - 3:3 13 [2] - 6:5, 6:15 18 [1] - 1:23 19013 [2] - 6:20, 6:22 19083 [1] - 1:24 1998 [1] - 3:8 1st [3] - 5:5, 5:7, 5:18</p>		
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**Certifications of Compliance with
PHA Plan 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 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson 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, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 7/1/22, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);

- 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; and
 - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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

X Annual PHA Plan for Fiscal Year 2023

 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 Executive Director	Steven A. Fischer	Name Board Chairman	Sheila Church
Signature		Signature	
	Date 4/1/22		Date 4/1/22

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Required Element	Program	Description
<i>Statement of Housing Need</i>	Overview	<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>
	Housing Choice Voucher Program	<p>The demand for affordable family housing remains high with more than 4000 applicants seeking rental assistance in the last opening of the HCVF 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 400 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. Applications for additional vouchers for a mobility initiative and a Foster Youth initiative were approved with lease-up to begin in second quarter of 2022.</p>
	Public Housing	<p>The Chester HCVF 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 increased slightly above average this year with 56 tenant-based households leaving the program due to death, program violations, increased income, or voluntary terminations. There was a decrease in project-based voucher terminations with 25 persons</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, the public housing waiting list was opened with approximately 2000 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>

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

Required Element	Program	Area		Description
		Eligibility	No Change	
<i>Eligibility, Selection and Admissions Policies, Deconcentration, and Waiting List Procedures</i>	Housing Choice Voucher Program	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 all 33 under HAP at this time.
				To promote participation in the Community Choice Demonstration program, the CHA has adopted a waiting list preference for households with children ages 13 and under. To receive the preference/voucher must enroll in the Community Choice Demonstration.
	Public Housing	Maintaining the Waiting List	No change.	
		Deconcentration	Participation in Community Choice Demonstration Program to lease in higher opportunity areas.	
		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 <i>Rent Determination</i>	Program	Description														
	Housing Choice Voucher Program	<p>Due to tight housing markets, HUD approved payment standards set at 120% of the Small Area FMR. Initial lease-ups, movers, and current participants who remain in place receive the higher of the payment standard adopted prior to the implementation of the Small Area FMRs (hold harmless) or the Small Area FMR Payment Standard adopted for February 1, 2022.</p> <p>Based on the HUD-published FY 2022 Small Area Fair Market Rent, payment standards for new lease ups in the City of Chester are:</p> <table><tr><td>Efficiency</td><td>864</td></tr><tr><td>One Bedroom</td><td>984</td></tr><tr><td>Two Bedroom</td><td>1188</td></tr><tr><td>Three Bedroom</td><td>1464</td></tr><tr><td>Four Bedroom</td><td>1680</td></tr><tr><td>Five Bedroom</td><td>1932</td></tr><tr><td>Six Bedroom</td><td>2184</td></tr></table> <p>For communities outside of the City of Chester, the payment standards are also 120% of the HUD-published Small Area FMR for that zip code.</p>	Efficiency	864	One Bedroom	984	Two Bedroom	1188	Three Bedroom	1464	Four Bedroom	1680	Five Bedroom	1932	Six Bedroom	2184
Efficiency	864															
One Bedroom	984															
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Six Bedroom	2184															

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, 2022 to 80% of the HUD-published FMR, October 1, 2021.</p> <table><thead><tr><th></th><th><u>Current</u></th><th><u>Philadelphia MSA</u></th><th><u>80% Effective July 1, 2022</u></th></tr></thead><tbody><tr><td>One Bedroom</td><td>832</td><td>1071</td><td>857</td></tr><tr><td>Two Bedroom</td><td>1008</td><td>1298</td><td>1038</td></tr><tr><td>Three Bedroom</td><td>1253</td><td>1605</td><td>1284</td></tr><tr><td>Four Bedroom</td><td>1436</td><td>1837</td><td>1469</td></tr><tr><td>Five Bedroom</td><td>1629</td><td>2112</td><td>1689</td></tr></tbody></table>		<u>Current</u>	<u>Philadelphia MSA</u>	<u>80% Effective July 1, 2022</u>	One Bedroom	832	1071	857	Two Bedroom	1008	1298	1038	Three Bedroom	1253	1605	1284	Four Bedroom	1436	1837	1469	Five Bedroom	1629	2112	1689
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Five Bedroom	1629	2112	1689																							

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	CHA continues to build program management capacity through use of a technical assistance contractor to complete annual recertifications of household income and composition. Use of technical assistance contractor to conduct new admission orientation sessions on an as needed basis. Use of technical assistance contractor to complete eligibility and suitability verifications of new admission applicants on an as needed basis.

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

Required Element	Program	Area	Description
Grievance Procedure	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 HCV 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 B.1: PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
Safety and Crime Prevention	Public Housing, Only	Statement of Need	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.
		Crime Prevention Activities	<p>The CHA maintains a full-time police department and dispatch center for the safety and security of CHA residents and staff. All officers are sworn police officers with full arrest powers, who are trained and certified according to State law in the Commonwealth of Pennsylvania. The dispatch center is staffed 24/7 and is responsible for the security of the Matopos Senior Village, Edgemont, Madison, and Gateway Senior Apartments as well as dispatching calls for service to all CHA property.</p> <p>CHA police officers maintain a constant assault on drugs and gang activity at the public housing developments. Officers work to keep corners clear of loiterers, to ensure a safer environment for all residents to enjoy. We have found that clear corners 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>
		Coordination between the PHA and City police to carry out crime prevention measures and activities	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.

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

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

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

Required Element	Program	Area	Description
Asset Management	Public Housing Programs	Long Term Operating	<p>The CHA continues to employ a combination of private management, co-management, and resident involvement to ensure the long-term marketability and viability of its public housing stock.</p> <p>The amp-based accounting system was fully implemented in 2008 and the CHA completed a comprehensive physical needs assessment in 2009. Resident leaders submit requests for capital improvements and modernization at each of the CHA-managed sites during the annual planning process.</p> <p>CHA took over the management of the Wellington Ridge Housing Development in 2018 and the Chatham Senior Village development in November of 2018. Both these sites were mixed finance developments whose 15- year compliance period ended. Based on financial analysis completed in 2019, the CHA will not pursue a RAD Conversion for these properties as originally proposed.</p> <p>CHA will complete a Physical Needs Assessment (PNA) and Environmental review for all its sites.</p>

		<p>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(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 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>
	Capital Investment --	

			<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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	Rehabilitation	<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>

			<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><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>	Modernization	
		<p><u>6th Street Maintenance Facility</u> Demolition completed in June 2010, pending funding, the CHA will consider alternative options for development.</p> <p>Ruth Bennett -- (demolish 5 units), relocate existing families to other available units throughout the development and declassify 3 units to be potentially used as CHA administrative onsite office/maintenance shop and some lease space.</p>	Demolition/Disposition	

		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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Section B.2: New Activities

Program/Initiative	Project Number	Unit Count	Description	Timeline
HOPE VI or Mix Finance Modernization or Development		TBD	6 th Street Redevelopment Pending financing available, erect a mixed-use building with commercial space and housing units	Exploration began in FY 2019 will continue throughout the FY 2020-2024 Five Year Plan to determine feasibility of project.

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) 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	FY2015- FY2019 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 awaits 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 2020, 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	HCV and PH sites William Penn Ruth Bennett Chatham Estates Wellington Heights Chatham Senior	As stated in prior submissions the Chester Housing Authority is, pending funding available, CHA issues 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 may receive an admissions preference. Over the past three years, thirty-two (32) households have submitted a housing eligibility packet resulting in 27 vouchers issued. Twenty (20) NFP households are under contract as of this submission. Two (2) NFP voucher holders searching for suitable housing at this time.

Section B.2: New Activities/Program/Initiative			General Locations	Description
Project-based Vouchers	Projected Number Of New PBV Units 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>(Makemie Court under construction with anticipated lease-up of August 2022. Community Hospital site is pending outcome of 2022 tax credit application.)</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 have been cancelled and developed housekeeping guide to convey importance of cleanliness and infection control. Trainer has recently expressed interest in developing an online training session via zoom.)</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	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	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

April 2022

Section B.2: New Activities

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

Sections B.5: FIVE-YEAR PHA PLAN GOALS AND OBJECTIVES AND REVIEW OF PRIOR 5- YEAR PLAN***HUD STRATEGIC GOAL: Enhance and reform our rental assistance programs by providing sustainable models*****PHA GOAL 2: Maximize use of housing program funds**

Objectives	Progress from prior 5-Year Plan	FY 2020-2024
Create financially viable public housing communities	Enhanced tenant rent collection efforts and increased eviction actions for nonpayment of rent.	By FY 2021, complete de minimus demolition of 5 units at the Ruth Bennett homes and upgrade existing units at Ruth Bennett homes, William Penn, and Chatham Estates and Wellington Ridge.
Maintain a utilization rate of 98% of funding awarded for the Housing Choice Voucher Program	Until the shortfall in FY 2018, the CHA has sustained a utilization rate of 98% or higher of budgeted dollars in accordance with the Section 8 Management Assessment Program requirements.	By 12/31/2020, achieve and sustain a 99.5% utilization rate for ACC units in the Housing Choice Voucher Program. (1583). Utilization began dropping due to Covid—fewer units available resulted in slower tenant-based lease-ups and slower turnarounds in PBV units. CHA was at 96% at the time of 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. (In third year.)

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
Decrease homelessness in our community	CHA initiated a local homeless set aside initiative in FY 2016. When funding is available, approximately 10% of program attrition is dedicated to providing rental assistance opportunities to the homeless.	<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 April 2022, 30 Homeless Set-Aside voucher recipients successfully leased a unit. Twenty-one (21) have remained under HAP Contract for two or more years, demonstrating housing stability.</p>

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

HUD STRATEGIC GOAL: Support sustainable homeownership and financial viability

PHA GOAL 4: Encourage homeownership within the City of Chester

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

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

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

PHA GOAL 5: Improve the quality of assisted housing

Objectives	Progress from prior 5-Year Plan	FY 2020-2024 Goals
Demolish or dispose of obsolete public housing	No demolition of units in prior 5-year plan as HOPE VI revitalization was completed in prior Five-Year Plans.	By FY 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

FY 2020-2024 Goals	
Objectives	Progress from Prior Five-Year Plan
Increased tenant and owner compliance to support housing quality	Under cost saving measures the CHA initiated an annual to biennial inspection process in the Housing Choice Voucher Program. Since then, the CHA has observed an increase in the number of violations and therefore changed its policy to require households with 15 or more HQS violations at the biennial inspection to be inspected every 6 months.
Reducing hazards	HQS Workshops and the RRP Certification Course was previously offered to HCVP owners during last Five-Year Plan.
	<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.</p> <p>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>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. (Remote certifications have been in place for last two years with online submission of required documents.)
Increase operational efficiencies	CHA has maintained state of the art software and communication systems to serve our clients.	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) (New system RHR through MRI implemented 4/2022.) 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. By close of FY 2020, purchase and install new telephone system. (Completed June 2019)
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. CHA added a Bilingual Occupancy Specialist to the HCVP team who is also skilled in American and Spanish sign language.

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	PA01P007501-19	FFY 2018	12/31/2021
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 2019	12/31/2021
Internal Schedule in lieu of HUD 50075.1	Annual Statement/Performance and Evaluation Report-Capital Fund Program and Capital Fund Replacement Housing Factor	PA01P007501-21	FFY 2020	12/31/2021
Internal Schedule in lieu of HUD 50075.1	5 Year Action Plan		FFY 2022 - 2026	

2019 CFP												
Obligat'n Date:				04/16/19		Obligated End Date: 04/15/21		Disbursement End Date: 04/15/23				
BLI	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Add'l Funding (Oct 2019)	Budget Rev #2 Amt w/ waiver (Jan 2021)	Budget Rev #3	Obligated	Obligation Date	Expensed	Remaining	
1406	OPERATIONS											
	ALL	Supplement AMP operations		558,500.00	627,757.00	627,757.00	627,757.00	627,757.00	10/31/19	627,757.00	-	
				558,500.00	627,757.00	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	-	-	-			-	
				5,000.00								
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2019 CFP												
Obligat'n Date: 04/16/19				Obligated End Date: 04/15/21 Disbursement End Date: 04/15/23								
BLI	BLI (old)	AM/P	Work Item	Description	Original Budget Amt	Budget Rev #1 Add'l Funding (Oct 2019)	Budget Rev #2 Amt w/ waiver (Jan 2021)	Budget Rev #3	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Road resurfacing									-
		11-RB	Security Camera									-
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)									
		11-RB	Sidewalk (trip hazard) repairs									-
		11-RB	Signage & Unit ID Numbers									-
		11-RB	Site Fencing									-
		11-RB	Speed Bumps									-
		13-CF	Erosion Control	5 Locations - Logan, Mosely, Flower, Martin Ln, Lilly	27,500.00	-	-	-				-
		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	5,800.00	5,800.00		5,800.00	-
		14-CS	Security Cameras	25 Cameras	125,000.00	125,000.00	5,964.00	13,600.00	13,600.00		13,600.00	-
		14-CS	Signage & Unit ID Numbers	1 Sign	5,000.00	5,000.00	5,000.00	-				-
		15-WR	Erosion Control	Entire Site	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	200,717.36		200,717.36	-
		15-WR	Signage & Unit ID Numbers	220 IDs	11,000.00	11,000.00	11,000.00	-				-
			Subtotal - dwelling unit (site work)		433,500.00	406,000.00	312,681.36	221,492.36	207,892.36		221,492.36	-
			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	19,076.00	19,076.00		19,076.00	-
		10-WP	Furnace replacement (3 & 4 BRs)					56,770.00	56,770.00	05/29/20	56,770.00	-
		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	03/06/20	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	17,110.25	17,110.25	02/01/20	17,110.25	-

2019 CFP												
Obligat'n Date:				04/16/19		Obligated End Date: 04/15/21 Disbursement End Date: 04/15/23						
BLI	BLI (old)	AM/P	Work Item	Description	Original Budget Amt	Budget Rev #1 Add'l Funding (Oct 2019)	Budget Rev #2 Amt w/ waiver (Jan 2021)	Budget Rev #3	Obligated	Obligation Date	Expensed	Remaining
		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	14,740.00	14,740.00		14,740.00	-
		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 Carla's; 1003 & 1009 Taylor; 1007 Hunt; 1424 W 11th; 1350 W 9th								-
		11-RB	Kitchen Cabinet Replacement				118,154.00	134,275.00	134,275.00	01/02/20	134,275.00	-
		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									-
		13-CF	Exterior hand rail painting	110 units	25,000.00	-	-	-				-
		13-CF	Fire suppression system repairs									-
		13-CF	Flooring replacement									-
		13-CF	Furnace (gas) replacement 100					29,160.00	29,160.00	10/31/20	29,160.00	-
		13-CF	HVAC Unit upgrades									-
		13-CF	Kitchen Cabinet Replacement									-
		13-CF	Mold remediation									-
		13-CF	Roof repairs				17,000.00	17,000.00	17,000.00	08/24/20	17,000.00	-

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)	Budget Rev #3	Obligated	Obligation Date	Expensed	Remaining
		13-CF	Termite eradication									-
		13-CF	Window Replacement & Repairs									-
		14-CS	Building intercom system upgrade	1 system	12,000.00	12,000.00	5,569.21	5,569.21	5,569.21	12/03/19	5,569.21	-
		14-CS	Common Area Hallway & Lobby renovations (incl furnishings)	1 Building	30,000.00	30,000.00	30,000.00	26,000.00	26,000.00		18,555.25	7,444.75
		14-CS	Common area lighting upgrades	1 Building	18,000.00	18,000.00	18,000.00	12,776.29	12,776.29		1,200.00	11,576.29
		14-CS	Locks - Electronic	40 units	10,000.00	10,000.00	10,000.00	-	-			-
		14-CS	Fire suppression system repairs									-
		14-CS	Flooring replacement	10 units	50,000.00	50,000.00	50,000.00	44,760.00	44,760.00	07/30/20	44,760.00	-
		14-CS	HVAC Unit replace/repair	Funged from 5YR Plan			38,975.00	104,735.00	104,735.00	06/25/20	104,735.00	-
		14-CS	Kitchen Cabinet Replacement	10 units	50,000.00	50,000.00	50,000.00	33,350.00	33,350.00	01/23/20	33,350.00	-
		14-CS	Laundry Room ventilation system upgrade	1 room (434 linear feet)	10,000.00	10,000.00	10,000.00	4,500.00	4,500.00		4,500.00	-
		14-CS	Mold remediation									-
		14-CS	Roof & gutter repairs/replacement	1 Building - Moore Outdoor	15,000.00	15,000.00	7,005.00	-	-			-
		15-WR	Balcony/Deck repair/replace									-
		15-WR	Electronic Locks	110 units	27,500.00	27,500.00	27,500.00	-	-			-
		15-WR	Fire suppression system repairs	FUNGE from 5 Yr Plan			2,861.60	2,861.60	2,861.60	02/20/20	2,861.60	-
		15-WR	HVAC Unit replace/repair	15 units	130,000.00	130,000.00	130,000.00	227,905.00	227,905.00	05/23/20	227,905.00	-
		15-WR	Mold remediation									-
		15-WR	Roof & gutter repairs/replacement	10 Buildings	40,000.00	34,605.02	34,605.02	36,033.25	36,033.25	02/01/20	36,033.25	-
		15-WR	Window Replacement & Repairs	200 windows	70,000.00	70,000.00	-	-	-			-
		ALL	Auto Shutoff Sprinkler Heads									-
		ALL	Install CO2 detectors	800 detectors	60,000.00	60,000.00	60,000.00	4,266.18	4,266.18		4,266.18	-
					547,500.00	562,105.02	680,215.67	800,313.22	800,313.22		781,292.18	19,021.04
			Subtotal - dwelling unit interior - old 1460									
			Dwelling Unit - Interior									
	1465		Appliances	23 units	23,000.00	28,394.98	77,813.73	141,899.22	141,899.22	01/30/20	141,899.22	-
		ALL			23,000.00	28,394.98	77,813.73	141,899.22	141,899.22		141,899.22	-
			Subtotal - dwelling unit interior - old 1465									
			Non-Dwelling Unit - Interior									
	1470											
		10-WP	Community Center Renovations (incl. basement)									-
		10-WP	Community Center Renovations café expansion	1 Building	75,000.00	75,000.00	75,000.00	33,229.29	33,229.29	04/01/20	33,229.29	-
		10-WP	Management Office - exterior stucco renovation/repairs	1 Building	75,000.00	75,000.00	26,223.33	-	-			-
		10-WP	Solar/Green Initiative									-
		11-RB	Boiler plant distribution upgrades									-

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2019 CFP												
Obligat'n Date:				04/16/19		Obligated End Date: 04/15/21 Disbursement End Date: 04/15/23						
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Add'l Funding (Oct 2019)	Budget Rev #2 Amt w/ waiver (Jan 2021)	Budget Rev #3	Obligated	Obligation Date	Expensed	Remaining
		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	-				-
		ALL	Site Redevelopment - 6th Street									-
Subtotal - non-dwelling unit interior					175,000.00	175,000.00	126,223.33	33,229.29	33,229.29		33,229.29	-
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	1,392,932.00	1,379,332.00		1,329,299.96	63,632.04
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	2,245,210.00	2,231,610.00		2,181,577.96	63,632.04

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
1406	OPERATIONS									
		ALL	Supplement AMP operations		576,194.00	576,194.00	576,194.00	06/01/20	151,194.00	425,000.00
					576,194.00	576,194.00	576,194.00		151,194.00	425,000.00
1408	MGMT IMPROVEMENT									
			Web Site update for ADA compliance							-
		ALL								
		ALL	Training	Occupancy, Maintenance & Housing Software	5,000.00	5,000.00	-			5,000.00
					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	-
					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	152,837.01	152,837.01	01/01/20	152,837.01	-
		ALL	Advertising	5 Ads	3,500.00	534.46	534.46		534.46	-
		ALL	Energy Audit							-
		ALL	PNA/Environmental Reviews							-
		11-RB	Urban Farm Initiative	Farm Manager	46,725.00	45,965.85	46,725.00	06/01/20		45,965.85
	Subtotal - contract administration			-	200,225.00	199,337.32	200,096.47		153,371.47	45,965.85
	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							-
		11-RB	Erosion Control							-
		11-RB	Exterior Power Washing							-
		11-RB	Lighting - LED high density discharge wall packs replacement							-

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
		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	222,488.68	222,488.68		222,488.68	-
		15-WR	Signage & Unit ID Numbers							-
		Subtotal - dwelling unit (site work)			175,000.00	222,488.68	222,488.68		222,488.68	-
		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							-
		10-WP	Furnace replacement (3 & 4 BRs)							-
		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							-

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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
		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	-				-
		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) - 1111 & 1115 W Carlas; 1406, 1408 & 1415 Richardson	800,000.00	800,000.00	412,882.00	12/01/20	277,947.30	522,052.70
		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		16,806.90	61,075.10
		11-RB	Water infrastructure repairs							-
		13-CF	Locks - Electronic							-
		13-CF	Exterior hand rail painting							-
		13-CF	Fire suppression system repairs							-
		13-CF	Flooring replacement							-
		13-CF	Furnace (gas) replacement 100							-
		13-CF	HVAC Unit upgrades							-
		13-CF	Kitchen Cabinet Replacement							-
		13-CF	Mold remediation							-
		13-CF	Roof repairs							-

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
		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	490,764.00		294,754.20	688,127.80
		Dwelling Unit - Interior								
		1465	Appliances							-
		ALL								-
		Subtotal - dwelling unit interior - old 1465			-	-	-		-	-
		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							-

CHESTER HOUSING AUTHORITY
PA007

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
		11-RB	Buiding Demolition	5 Units	100,000.00	100,000.00				100,000.00
		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					100,000.00	100,000.00	-		-	100,000.00
Non-Dwelling Equipment (Hard & Soft)										
	1475	ALL	Litter vacuum (street type)							
		ALL	Bucket Truck							-
		ALL	Pressure Washers							-
		ALL	Trash Truck							-
		ALL	Upgrade Computer Sytsem							-
		11-RB	Urban Farm Initiative Equipment							-
Subtotal - non-dwelling equipment					-	-	-		-	-
SubTotal 1480 - General Capital Activity					1,493,107.00	1,504,708.00	913,349.15		670,614.35	834,093.65
9001	BOND DEBT OBLIGATION									
		GATE	Development Activities							-
SubTotal 9001 - Bond Debt Obligation					-	-	-		-	-
TOTALS					2,304,778.00	2,317,622.00	1,720,020.15		1,053,528.35	1,264,093.65

[illegible]

2021 CFP										
Obligat'n Date:				02/23/21		Obligated End Date: 02/22/23 Disbursement End Date: 02/22/25				
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Road resurfacing							-
		11-RB	Security Camera							-
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)	25 linear feet	30,000.00	30,000.00				30,000.00
		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	10 Buildings & Sidewalks	12,500.00	12,500.00				12,500.00
		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)			62,500.00	57,060.00	-		-	62,500.00
		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)	FUNGE from 5 YR PLAN		28,710.00	28,710.00		28,710.00	(28,710.00)
		10-WP	Furnace replacement (5 BR)							-
		10-WP	Gut Units - excess damage							-
		10-WP	Kitchen Cabinet Replacement	10 units	40,000.00	40,000.00				40,000.00
		10-WP	Mold remediation	2 Units	10,000.00	10,000.00				10,000.00
		10-WP	Utility Meters - Self Metering							-
		10-WP	Roof repairs	3 Buildings	15,000.00	15,000.00				15,000.00

CHESTER HOUSING AUTHORITY

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2021 CFP										
Obligat'n Date:				02/23/21		Obligated End Date: 02/22/23 Disbursement End Date: 02/22/25				
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
		10-WP	Security Camera							-
		10-WP	Termite eradication							-
		10-WP	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden	4 Units = 403 Parker, 313 Whittington Pl, 400 Aarons Wy, 410 Aarons Way,	60,000.00	60,000.00				60,000.00
		10-WP	Window Replacement & Repairs	100 windows	35,000.00	35,000.00				35,000.00
		11-RB	Bathroom fan installs							-
		11-RB	Boiler replacement w/ individual unit systems							-
		11-RB	Boiler Replacement/repairs	2 boilers	60,000.00	60,000.00				60,000.00
		11-RB	Common Area Hallway renovations							-
		11-RB	Fire suppression system repairs							-
		11-RB	Flooring replacement							-
		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	300,000.00				300,000.00
		11-RB	Kitchen Cabinet Replacement							-
		11-RB	Mold remediation	3 Units	15,000.00	15,000.00				15,000.00
		11-RB	Utility Meters - Self Metering							-
		11-RB	Porch repairs	10 Buildings	15,000.00	15,000.00				15,000.00
		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 Units=1428, 26, 30, 23, 43, 45, 25, 27, 33,35 and 37 Nugent Place	165,000.00	165,000.00				165,000.00
		11-RB	Water infrastructure repairs	10 buildings	50,000.00	50,000.00				50,000.00
		13-CF	Locks - Electronic							-
		13-CF	Exterior hand rail painting							-
		13-CF	Fire suppression system repairs							-
		13-CF	Flooring replacement							-
		13-CF	Furnace (gas) replacement 100 HVAC Unit upgrades	FUNGE from 5 YR PLAN		3,796.00	3,796.00		3,796.00	(3,796.00)
		13-CF	Kitchen Cabinet Replacement	10 Units	50,000.00	50,000.00				50,000.00
		13-CF	Mold remediation	5 Units	25,000.00	25,000.00				25,000.00
		13-CF	Roof repairs	5 Buildings	25,000.00	25,000.00				25,000.00

CHESTER HOUSING AUTHORITY

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2021 CFP										
Obligat'n Date: 02/23/21				Obligated End Date: 02/22/23				Disbursement End Date: 02/22/25		
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
		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	10 units	80,000.00	80,000.00				80,000.00
		14-CS	Kitchen Cabinet Replacement							-
		14-CS	Laundry Room ventilation system upgrade							-
		14-CS	Mold remediation	5 Units	25,000.00	25,000.00				25,000.00
		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 units	130,000.00	102,934.00				130,000.00
		15-WR	Mold remediation	5 Units	25,000.00	25,000.00				25,000.00
		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		1,070,000.00	1,046,730.00	3,796.00		3,796.00	1,066,204.00
			Dwelling Unit - Interior							
	1465									
		ALL	Appliances	20 Units	21,817.00	21,817.00	21,817.00		6,809.88	15,007.12
			Subtotal - dwelling unit interior - old 1465		21,817.00	21,817.00	21,817.00		6,809.88	15,007.12
			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							-

CHESTER HOUSING AUTHORITY
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2021 CFP										
Obligat'n Date:				02/23/21	Obligated End Date: 02/22/23 Disbursement End Date: 02/22/25					
BLI	BLI (old)	A/M/P	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
		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		-	-	-		-	
			Non-Dwelling Equipment (Hard & Soft)							
	1475									
		ALL	Litter vacuum (street type)				-			-
		ALL	Bucket Truck				-			-
		ALL	Pressure Washers				-			-
		ALL	Trash Truck				-			-
		ALL	Upgrade Computer Sysesm				-			-
		11-RB	Urban Farm Initiative Equipment				-			-
			Subtotal - non-dwelling equipment		-	-	-		-	-
			SubTotal 1480 - General Capital Activity		1,513,317.00	1,513,317.00	253,323.00		67,962.72	1,445,354.28
			9001 BOND DEBT OBLIGATION							
		GATE	Development Activities				-			-
			SubTotal 9001 - Bond Debt Obligation		-	-	-		-	-
	TOTALS				2,328,178.00	2,328,178.00	1,068,184.00		67,962.72	2,260,215.28

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2022 5-YEAR PLAN

		2022		2023		2024		2025		2026					
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost				
		10-WP	Window Replacement & Repairs	100 windows	35,000.00	100 windows	35,000.00	500 windows	175,000.00	500 windows	175,000.00				
		11-RB	Bathroom fan installs			130 units	97,500.00								
		11-RB	Boiler replacement w/ individual unit systems					130 units	1,365,800.00	131 units	1,383,290.00				
		11-RB	Boiler Replacement/repairs	2 boilers	60,000.00										
		11-RB	Common Area Hallway renovations							5 buildings	20,000.00				
		11-RB	Fire suppression system repairs							all units	130,500.00				
		11-RB	Flooring replacement	5 units	20,000.00	5 units	20,000.00	60 units	300,000.00	140 units	700,000.00				
		11-RB	Gut Units - excess damage	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)	350,000.00	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	200,000.00								
		11-RB		Kitchen Cabinet Replacement			60 units	300,000.00	60 units	300,000.00	140 units	700,000.00			
		11-RB		Mold remediation	3 Units	15,000.00			3 Units	15,000.00					
		11-RB		Utility Meters - Self Metering					87 units	287,750.00	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			7 cameras	37,750.00	10 cameras	50,000.00						
		11-RB	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden	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 Carla's 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,			
		11-RB		Water infrastructure repairs	10 buildings	50,000.00			220 locks	27,500.00					
		13-CF	Locks - Electronic												
		13-CF	Exterior hand rail painting							110 units	25,000.00				
		13-CF	Fire suppression system repairs												
		13-CF	Flooring replacement			5 units	20,000.00	27 units	55,000.00	29 units	145,000.00	60 furnaces	77,300.00	54 units	270,000.00
		13-CF	Furnace (gas) replacement 100												
		13-CF	HVAC Unit upgrades					27 units	144,600.00	27 units	148,200.00	27 units	135,000.00	56 units	300,475.00
		13-CF	Kitchen Cabinet Replacement	5 Units	20,000.00	5 units	20,000.00	27 units	135,000.00	27 units	135,000.00	27 units	135,000.00	56 units	280,000.00
		13-CF	Mold remediation			5 units	25,000.00		25,000.00	10 units	75,000.00				
		13-CF	Roof repairs			5 buildings	25,000.00	10 buildings	50,000.00			10 buildings		10 buildings	50,000.00
		13-CF	Termite eradication							all units	25,000.00				

2022 5-YEAR PLAN

BLI	BLI (old)	AMP	Work Item
		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
		14-CS	Kitchen Cabinet Replacement
		14-CS	Laundry Room ventilation system upgrade
		14-CS	Mold remediation
		14-CS	Roof & gutter repairs/replacement
		15-WR	Balcony/Deck repair/replace
		15-WR	Electronic Locks
		15-WR	Fire suppression system repairs
		15-WR	HVAC Unit replace/repair
		15-WR	Mold remediation
		15-WR	Roof & gutter repairs/replacement
		15-WR	Window Replacement & Repairs
		ALL	Auto Shutoff Sprinkler Heads
		ALL	Install CO2 detectors
		Subtotal - dwelling unit interior - old 1460	
		Dwelling Unit - Interior	
	1465		
		ALL	Appliances
		Subtotal - dwelling unit interior - old 1465	
		Non-Dwelling Unit - Interior	
	1470		
		10-WP	Community Center Renovations (incl. basement)
		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

2022		2023		2024		2025		2026	
Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
100 Windows	35,000.00	100 Windows	35,000.00	500 windows	175,000.00	500 windows	175,000.00		
				all units	20,000.00				
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
				10 units	50,000.00	10 units	50,000.00	10 units	50,000.00
		5 units	25,000.00	10 units	75,000.00				
				56 units	280,000.00				
				all units	55,000.00				
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
		5 units	25,000.00			10 units	75,000.00		
200 windows	70,000.00								
		260 detectors	19,500.00						
	995,000.00		962,000.00		2,094,850.00		3,719,050.00		4,442,015.00
20 Units	26,867.00	42 units	40,925.00	42 units	40,925.00	175 units	161,875.00	42 units	40,925.00
	26,867.00		40,925.00		40,925.00		161,875.00		40,925.00
						1 building	50,000.00		
				1 building - electrical box	311,732.00	1 building	50,000.00		

2022 5-YEAR PLAN													
2022			2023			2024			2025			2026	
	BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Estimated Cost
			11-RB	Building Demolition									
			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										
			Non-Dwelling Equipment (Hard & Soft)										
		1475				-		626,732.00				100,000.00	-
			ALL	Litter vacuum (street type)			1 vacuum	35,000.00					
			ALL	Bucket Truck									
				Pressure Washers			2 washers	8,500.00					
			ALL	Trash Truck					1 Truck	150,000.00			
			ALL	Upgrade Computer System									
			11-RB	Urban Farm Initiative Equipment			Replace original equipment	25,000.00	Various farming equipment tools	5,000.00			
			Subtotal - non-dwelling equipment										
						-		68,500.00				155,000.00	-
						1,508,317.00		1,839,203.00				5,491,300.00	5,531,440.00
			SubTotal 1480 - General Capital Activity									6,311,161.00	6,351,301.00
	TOTALS					2,328,178.00		4,856,149.00				6,311,161.00	6,351,301.00

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

Development Number and Name	Work Statement for Year 1	2022	Work Statement for Year 2	2023	Work Statement for Year 3	2024	Work Statement for Year 4	2025	Work Statement for Year 5	2026
Authority Wide										
William Penn (PA007000010)	\$	996,728.00	\$	1,033,786.00	\$	1,437,786.00	\$	1,315,236.00	\$	1,014,286.00
Ruth L Bennet (PA007000011)	\$	195,000.00	\$	344,278.00	\$	696,500.00	\$	1,061,625.00	\$	575,000.00
Chatham Family (PA007000013)	\$	801,450.00	\$	871,000.00	\$	1,327,263.00	\$	2,693,300.00	\$	3,466,540.00
Chatham Senior (PA007000014)	\$	55,000.00	\$	125,000.00	\$	784,600.00	\$	861,000.00	\$	1,065,475.00
Wellington Ridge (PA007000015)	\$	80,000.00	\$	105,000.00	\$	145,000.00	\$	175,000.00	\$	100,000.00
	\$	200,000.00	\$	180,000.00	\$	465,000.00	\$	205,000.00	\$	130,000.00
Totals	\$	2,328,178.00	\$	2,659,064.00	\$	4,856,149.00	\$	6,311,161.00	\$	6,351,301.00

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning July 1, 2022 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Chester Housing Authority

PHA Name

PA007

PHA Number/HA Code

I hereby certify that all the statement above, 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 Executive Director: Steven A. Fischer

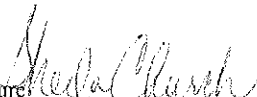
Name of Board Chairperson: Sheila Church

Signature



Date 4/1/22

Signature



Date 4/1/22

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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)

4/1/22

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: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ _____		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>Steven A. Fischer</u> Print Name: <u>Steven A. Fischer</u> Title: <u>Executive Director</u> Telephone No.: <u>610-904-1111</u> Date: <u>4/1/22</u>		
Federal Use Only:					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

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

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

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2023 of the Chester Housing Authority is consistent with the
PHA Name

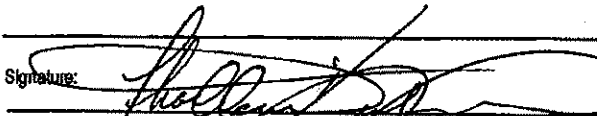
Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Chester, Pennsylvania
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

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: <u>Thaddeus Kirkland</u>	Title: <u>Mayor</u>
Signature: 	Date: <u>4/1/22</u>

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.