

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>07/01/204</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>1589</u> Total Combined Units/Vouchers <u>2389</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): <i>Withdrew from Community Choice Demonstration.</i></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. <i>On File with HUD Field Office -Policy has not changed.</i></p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input 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 checked="" type="checkbox"/> <input 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> <p><i>Silvercare Project – 10 units of senior housing to meet demand of 1 bedroom units.</i></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.</p>

B.4	<p>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.</p> <p><i>See attached table with narrative.</i></p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/> <i>See attached.</i></p> <p>(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.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>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.</p>
C.4	<p>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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

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="181 959 1453 1373"> <tr> <td data-bbox="181 959 1453 1001"> Fair Housing Goal: </td> </tr> <tr> <td data-bbox="181 1001 1453 1373"> <u>Describe fair housing strategies and actions to achieve the goal</u> </td> </tr> </table> <table border="1" data-bbox="181 1398 1453 1852"> <tr> <td data-bbox="181 1398 1453 1440"> Fair Housing Goal: </td> </tr> <tr> <td data-bbox="181 1440 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.

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 3, 2023

Re: FY 2024-2025 Annual Plan Resident Meetings

Planning meetings for the FY 2024-2025 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 24, 2023: Resident Advisory Board Meeting, goals/changes presented
11:30 a.m. Via Zoom

February 21, 2023: Follow up Resident Advisory Board Meeting
11:30 a.m. Via Zoom

February 22, 2023: Plan changes available for public viewing/comment
CHA administrative offices,
1111 Avenue of the States, 3rd Floor Conference Room

April 11, 2023: Public Hearing to present Annual Plan updates
11:30 a.m. Via Zoom

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

Thank you for your participation.

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 31, 2023
Re: FY 2024-2025 Annual Plan Resident Meetings

Thank you for attending our 2024 Annual Plan Meeting you recommended the following items.

PH Recommendations –

- Budgeting/money-saving classes for residents (request for CHA to match funds residents save)
- Resident Garden Contest
- Lights behind 611 Central Ave replaced
- Central Air Units at Chatham
- Power wash units at Chatham and repaint railings
- New windows at WP Homes
- Select a person from each site as a liaison for residents (Resident council)
- Re-open Basketball Courts

The schedule for the Annual Plan process is:

February 21, 2023: Follow up Resident Advisory Board Meeting
11:30 a.m. Via Zoom

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Thank you for your participation.

Quineice Harris

From: Quineice Harris
Sent: Wednesday, January 4, 2023 2:10 PM
To: debmontgomery301@gmail.com; Tina Johnson; amirscomfortfood@gmail.com; lousieedwards526606@gmail.com; jarrettthomas38@hotmail.com; Chatham Senior; Trina Peebles; roddy523@gmail.com
Cc: Maria Zissimos; Mary Militello; Norman Wise; Rodney O'Neill; Roman Kubas; Steven Fischer; Tony Palmer
Subject: Annul Plan Meeting Tuesday, January 24th 11:30 am via Zoom
Attachments: Annual Plan- 2023- Resident leader notice.docx; Annual Plan Info.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Resident Advisory Board Member:

Happy New Year! I hope you and your family are doing well. In your capacity as a Resident Board Advisor, we look to you to help us develop our agency goals annually. It is again that time to work on our Annual Plan. Each year, we look at that and adjust our goals as we see fit. Please begin to talk to the residents about their goals. All meetings will be held via Zoom. Many of you are new to this process so I have attached information describing what the annual plan is and how the process works.

The first meeting will be held on January 24th at 11:30 AM via Zoom (approx. 30 mins).

Please confirm your attendance with a reply email.

The log-in info is located below and will be sent out again the day before the first meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/86781157763?pwd=SEJVK3ArOTN1QStOb3dBM3ppWnB3Zz09>

Meeting ID: 867 8115 7763

Passcode: 752454

Or

Call In: 305-224-1968

Meeting ID: 867 8115 7763

Passcode: 752454

Please feel free to reach out to me with any questions.

Best Regards,

Quineice N. Harris
Executive Assistant
Chester Housing Authority
1111 Avenue of the States
Chester, PA 19013

qharris@chesterha.org

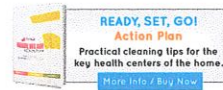
Direct: 610-904-1111 x102

Fax: 610-904-1222

www.chesterha.org

www.facebook.com/chesterhousingauthority





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APR
15

Ruth L. Bennett Farm -
Organic Pest, Weed, and
Disease Control



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News & Bulletins

+ HCVP Waiting List Lottery Results

+ PUBLIC HOUSING RESIDENTS 2/3/23

+ SECTION 8/HCVF WAITING LIST OPEN 1/17/23-1/31/23

+ CHA Annual Plan Meeting Notice 2023

The Chester Housing Authority will meet virtually to hold its 2024 Annual Plan Meeting on January 24, 2023.

Planning meetings for the FY 2024-2025 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 24, 2023: Resident Advisory Board Meeting, goals/changes presented
11:30 a.m. Via Zoom

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February 22, 2023: Plan changes available for public viewing/comment

CHA Administrative offices,

1111 Avenue of the States, 3rd Floor Conference Room

April 11, 2023: Public Hearing to present Annual Plan updates

11:30 a.m. Via Zoom

Contact qharris@chesterha.org to attend.

+ ATTENTION LANDLORDS REGARDING PAYMENTS

+ PUBLIC HOUSING POST COVID OPERATINGS NOTICE

+ CHA BOARD OF DIRECTORS SPECIAL MEETING 8/23/22

+ Chester Trades Education Program- Click here to learn more

+ Makemie Court Accepting Applications for Senior Housing May 10, 2022

+ ARE YOU BEHIND ON YOUR RENT?

+ LETTER TO ALL CHA PROGRAM PARTICIPANTS 1/6/22

+ CHA Annual Plan Meeting Notice 2022

+ FREE TABLET WITH WIFI FOR CHA RESIDENTS

+ Public Housing Rent Payment Procedure

+ OPEN LETTER TO CHA RESIDENTS

+ PUBLIC HOUSING & HCVP Update

Chester Housing Authority Main Office
1111 Avenue of the States Chester, PA 19013
610-904-1111



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CHA Annual Plan Public Hearing

April 11, 2023

1. O'Hara
2. [Signature]
3. Mary M. Pulitello
4. Schwartz
5. R. O'Neill
6. MARIA ZISSIMO
- 7.

CHA Annual Plan Meeting 2023

February 21, 2023

1. ~~Redbrick~~ Dargen Dickerson
2. Pamela S. Dickerson
3. ~~Jim Johnson~~
4. Thomas Jarrett
5. Mary M. Militello
6. Steve Fischer
7. Phyllis Denson
8. Deborah Montgomerie
9. Rod Powell
10. Blunice Harris
- 11.
- 12.
- 13.
- 14.
- 15.

CHA Annual Plan Meeting 2023

January 31, 2023

- Quineice Harris
- Steven Fischer
- Rodney O'Neill
- Mary Militello
- Tina Johnson
- Roderick Powell
- Deborah Montgomery
- Thomas Jarrett
- Pam Dickerson
- Darren Dickerson
- Ulysses Slaughter

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

- - -

Tuesday, April 11, 2023

Chester, Pennsylvania

- - -

PRESENTED BY: MARIA ZISSIMOS
GENERAL COUNSEL, CHESTER HOUSING AUTHORITY

- - -

Overview of Chester Housing Authority's
Annual Plan Amendment, held at the offices of The
Chester Housing Authority, 1111 Avenue of the States
beginning at approximately 11:30 a.m., before Susan
Kaufman, Certified Court Reporter and Notary Public.

- - -

KAUFMAN COURT REPORTING
Court Reporting & Video Services
826 Kings Croft
Cherry Hill, New Jersey 08034
(610) 368-6410

ATTENDEES:

MARIA ZISSIMOS, ESQUIRE

General Counsel, Chester Housing Authority

MARY M. MILITELLO, Housing Choice Voucher Program

ROMAN KUBAS, Chief Financial Officer

STEVEN A. FISCHER, Executive Director

QUINEICE HARRIS, Executive Assistant

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

1 MS. ZISSIMOS: Good afternoon, everyone.
2 My name is Maria Zissimos. I'm the general counsel for
3 the Chester Housing Authority. Today is Tuesday,
4 April 11th, 2023, it's approximately 11:32, the
5 advertised date and time for the public hearing for the
6 Chester Housing Authority Annual Plan.

7 Section 511 of The Quality Housing and
8 Responsibility Act of 1998 created the public housing
9 agency's five-year and annual plan requirements. The
10 five-year plan describes the mission of the agency and
11 the agency's long-term goals and objectives for
12 achieving its mission for the 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 the annual
17 application for the capital funds program which is the
18 grant that supports improvements to the 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 Responsibilities Act provided more flexibility and
23 discretion for the public Housing Authority to use
24 funding to address the needs of low income families.

1 With the creation of the plan
2 requirements the law specifies both the type of
3 information that should go into the plan, the contents
4 of the plan, and the steps an agency must go through to
5 obtain resident public involvement in the process for
6 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 six staff of
18 the Housing Authority represented here today including
19 myself. It appears that there is no one from the
20 general public in attendance.

21 At this moment I'd like to call on Ms.
22 Mary Militello to describe the additions to our plan.

23 MS. MILITELLO: In accordance with QHWRA
24 we are to report on changes or revisions in our

1 policies in the area of rent determination.

2 For the housing choice voucher program
3 the Chester Housing Authority payment standards will
4 remain as adopted on November 1, 2022 at 120 percent of
5 the small area fair market rent for the City of
6 Chester. HUD approved an exception payment standard at
7 120 percent, and that approval has been extended to
8 December 31st, 2023.

9 Effective January, 2024 the Chester
10 Housing Authority will adopt new payment standards
11 based on 110 percent of the published fiscal year 2024
12 small area fair market rent unless further extensions
13 are approved by HUD which will allow us to continue to
14 adopt 120 percent payment standards.

15 The numbers effective July 1st, 2023,
16 the beginning of this year's plan are as follows:
17 efficiencies, 996; one bedroom, 1,128; two bedroom,
18 1,356; three bedroom, 1,656; four bedroom, 1,920; five
19 bedroom, 2,208; six bedroom, 6,496.

20 In addition, the Chester Housing
21 Authority will report a revision in the flat rent
22 schedule effective July 1st, 2023. 80 percent of the
23 HUD published fair market rent posted on October 1st,
24 2022 will be adopted.

1 The amounts are as follows: the flat
2 rent for the one bedroom effective July 1st, 2023 will
3 be \$974; two bedroom, 1,176; three bedroom, 1,431; four
4 bedroom, 1,663; five bedroom, 1,913.

5 This concludes the report on rent
6 determination.

7 MS. ZISSIMOS: Thank you.

8 Do we have changes in our unit changes
9 that you'd like to report on for public housing?

10 MR. KUBAS: Okay. For the five-year
11 plan under the capital fund program, we will be placing
12 six units in vacancy for modernization. Those units
13 are 1141 Carla's Lane, 1403, 1405, 1407, 1409, and 1411
14 Richardson Terrace.

15 That will be all the units placed in
16 modernization.

17 MS. ZISSIMOS: Thank you, Mr. Kubas.

18 Is there any other changes to the plan?

19 MR. KUBAS: Yes. We will also be adding
20 three new work items to the five-year plan. One is a
21 roof replacement repair at Wellington Ridge, and then
22 exterior lighting and AC units... or AC for all units
23 at Chatham Family.

24 Those are the only new items that are

1 added to the five-year capital fund plan.

2 MS. ZISSIMOS: Thank you. Do we have
3 any more additions to the five-year plan for our annual
4 period?

5 MS. MILITELLO: Yes. The Chester
6 Housing Authority has also sent a letter of agreement
7 for the SilverCare project for ten units to be funded
8 under the project-based voucher program provided the
9 tax credits are received for this development.

10 MS. ZISSIMOS: Thank you.

11 MS. MILITELLO: Ten or more pending
12 funding available.

13 MS. ZISSIMOS: Okay. Any other
14 additions? Changes? Anyone from the public have
15 anything to ask? If not, we can conclude this meeting.

16 Thank you.

17 (Hearing concluded at 11:40 a.m.)
18
19
20
21
22
23
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 11, 2023, 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
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17
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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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Section B.1: PHA Plan Elements (24 CFR 903.7)

Required Element	Program	Description
<i>Statement of Housing Need</i>	Overview	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 buildings 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 family households. However, portability and limited turnover has restricted the availability of voucher funding to new applicants.
	Housing Choice Voucher Program	The demand for affordable family housing remains high with more than 4000 applicants seeking rental assistance in the opening of the HCVP waiting list in January 2019. Five hundred applicants were placed on the waiting list based on preference and lottery ranking. From 2019 to November 2022, all 500 applicants were processed and either determined eligible, ineligible or withdrawn from the waiting list for failure to respond. The waiting list was opened again in January 2023 and 500 households were drawn by lottery and ranked on the waiting list according to preferences. If additional funding becomes available, the CHA will apply for additional vouchers. Eight (8) Special purpose vouchers were awarded in FY 2023 and the lease-up for the Foster Youth initiative began in the second quarter of 2022 All special purpose vouchers are issued at this time.
	Public Housing	<p>The Chester HCVP program has historically low attrition rates, with an average of 51 tenant-based voucher turnovers and 35 project-based voucher turnovers annually. Due to the predominant composition of the PBV housing stock, turnover in the PBV program generally produces opportunities for elderly and disabled individuals and not families. Attrition 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 leaving the program.</p> <p>Public housing unit turnovers average 10 per month, creating less than 120 new opportunities for affordable housing each year within the CHA's existing public housing developments. In September , 2021, the public housing waiting list was opened with approximately 2000 applications received.</p> <p>(162) in addition to (85) 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
<i>Eligibility, Selection and Admissions Policies, Deconcentration, and Waiting List Procedures</i>	Housing Choice Voucher Program	Eligibility	No Change
		Waiting List Selection	No change
		Admission Policies/Preferences	Beginning on March 1, 2020 CHA received funding to administer a Mainstream Voucher Program for persons with disability who are homeless or at risk of being homeless. Applicants who meet the eligibility criteria receive preference for the mainstream voucher allocation as a special admission. All 33 Mainstream vouchers were issued and leased with 32 currently leased and 1 pending issuance 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. In December 2022, HUD withdrew Chester County and CHA's participation in the Community Choice Demonstration. Therefore, the new preference was not implemented with the opening of the waiting list in January 2023.
		Maintaining the Waiting List	No change.
		Deconcentration	Participation in Community Choice Demonstration Program to lease in higher opportunity areas. Despite the withdrawal of CCD participation, the CHA continues to seek rental opportunities for families in higher opportunity areas.
	Public Housing	Eligibility	No change
		Admission Policies/Preferences	No change
		Maintaining the Waiting List	Central Office

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

Required Element	Program	Anticipated Resources	Amount
<i>Financial Resources</i>	Housing Choice Voucher Program	Housing Assistance Payments	\$15,466,600
		Administrative Fees	\$1,482,797
		Other Income	\$11,000
	Public Housing	PHA Operating Subsidy	\$4,192,051
		Capital Fund	\$2,666,806
		Tenant Rents	\$1,398,907
		Non-Federal Sources	\$0

Section B1: PHA PLAN UPDATE (24 CFR 903.7) Required Element	Program	Description														
<i>Rent Determination</i>	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 October 1, 2022.</p> <p>Based on the HUD-published FY 2023 Small Area Fair Market Rent, payment standards for new lease ups in the City of Chester are:</p> <table><tr><td>Efficiency</td><td>996</td></tr><tr><td>One Bedroom</td><td>1128</td></tr><tr><td>Two Bedroom</td><td>1356</td></tr><tr><td>Three Bedroom</td><td>1656</td></tr><tr><td>Four Bedroom</td><td>1920</td></tr><tr><td>Five Bedroom</td><td>2208</td></tr><tr><td>Six Bedroom</td><td>2496</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	996	One Bedroom	1128	Two Bedroom	1356	Three Bedroom	1656	Four Bedroom	1920	Five Bedroom	2208	Six Bedroom	2496
Efficiency	996															
One Bedroom	1128															
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Five Bedroom	2208															
Six Bedroom	2496															

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, 2023 to 80% of the HUD-published FMR, October 1, 2022.</p> <table><thead><tr><th></th><th><u>Current Flat Rents</u></th><th><u>Philadelphia MSA</u></th><th><u>80% of PHL MSA</u> <i>Effective July 1, 2023</i></th></tr></thead><tbody><tr><td>One Bedroom</td><td>857</td><td>1218</td><td>974</td></tr><tr><td>Two Bedroom</td><td>1038</td><td>1470</td><td>1176</td></tr><tr><td>Three Bedroom</td><td>1284</td><td>1789</td><td>1431</td></tr><tr><td>Four Bedroom</td><td>1469</td><td>2079</td><td>1663</td></tr><tr><td>Five Bedroom</td><td>1689</td><td>2391</td><td>1913</td></tr></tbody></table>		<u>Current Flat Rents</u>	<u>Philadelphia MSA</u>	<u>80% of PHL MSA</u> <i>Effective July 1, 2023</i>	One Bedroom	857	1218	974	Two Bedroom	1038	1470	1176	Three Bedroom	1284	1789	1431	Four Bedroom	1469	2079	1663	Five Bedroom	1689	2391	1913
	<u>Current Flat Rents</u>	<u>Philadelphia MSA</u>	<u>80% of PHL MSA</u> <i>Effective July 1, 2023</i>																							
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Section B1: PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
<i>Operation and Management</i>	Overall	PHA Management	No Change
	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. Successfully implemented for four years. Use of technical assistance contractor to conduct new admission orientation sessions on an as needed basis- Not implemented as yet. Use of technical assistance contractor to complete eligibility and suitability verifications of new admission applicants on an as needed basis. Not implemented as yet.

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

Required Element	Program	Area	Description
<i>Grievance Procedure</i>	Housing Choice Voucher Program	Informal Reviews	There have been no changes in the administrative policies and procedures as they relate to informal reviews since the submission of the last PHA Plan.
		Informal Hearings	Reported violations of family obligations are reviewed in the Legal Department prior to issuing pending termination and final termination notices and scheduling informal hearings.
	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	Additional technical assistance from outside contractor to guide tenants in the necessary corrective action to preserve tenancies and reduce the number of evictions.

Section B.1: Revision of PHA Plan Elements

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

Section B1 PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
<i>Community Service and Self-Sufficiency</i>	Housing Choice Voucher Program	Programs offering Services and Amenities to assisted families	Referrals made to assisted families for Homebuyer Education, Credit Counseling, Career Link, PIT, and Delaware Community College, Domestic Abuse Project, Community Action, Food Cupboards, Legal Services of Southeastern PA.
		Economic and Self-Sufficiency Programs	HCVP participants may enroll in the HCVP Family Self-Sufficiency Program, the Chester Community Improvement Project (CCIP) Homebuyer Education Class, and the Family Savings Account (FSA) Program through the Community Action Agency of Delaware County.
		Section 3	Pending funding, a new van will be purchased and if a fee for service transportation service is feasible, the van driver will be a Section 3 hire from current program participants. Van purchased- FY 2021. CHA will continue to engage a program participant who has their own cleaning business to conduct housekeeping classes for Housing Choice Program participants to promote healthy lifestyles and successful tenancies. A training manual was also developed by the participant with technical assistance from the Chester Housing Authority.
	Public Housing	Programs offering Services and Amenities to assisted families	Supportive services and public health referrals through COSA and the Widener School of Social Work.
		Economic and Self-Sufficiency Programs	Resident Training Academy formed to provide life skills, professional and personal development and encourage entrepreneurship.
		Section 3	Section 3 employment opportunities provided through modernization projects and seasonal grounds keeping.
		Community Service	There has been no change to the policy on community service requirements for non-working, non-disabled public housing residents.
		Treatment of Changes in Welfare Income Tenant Preservation and Eviction Prevention	In accordance with the ACOP, if welfare sanctions a participant for failure to comply with TANF requirements, the CHA does not change the family's share of the rent due to the loss of income. As a result of COVID-19 shutdowns across the Region, many CHA tenants experienced loss of income and other negative household traumas. CHA implemented a tenancy preservation and eviction prevention program by hiring a social work team to work with affected tenants to assist them in connecting with social services in the community and help them get on track to preserve their housing with CHA.

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 FY 2022, the CHA had 1 homicides, zero in FY 2023. The City continues to experience 30 plus homicides a year. Due to strained budgets , CHA Police a had to reduce coverage to 2 shifts while maintaining a 24/7 dispatch center for police or off duty maintenance service. 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. Offices work to keep corners clear of loiterers, to ensure a safer environment for all residents to enjoy. We have found that clear corners equal less problems of drug and violent activity at our sites.</p> <p>The CHA installed cameras at the William Penn in 2018 to aid in crime prevention and in solving crimes that occur on its properties. Cameras were installed at Wellington Ridge and work continues to complete installation at Ruth Bennett Homes.</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 officer in residence at Wellington Ridge. The CHA also completed installation of video surveillance at WR 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. 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>

		Capital Investment –	<p><u>Ruth Bennett</u>- 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><u>Wellington Ridge</u>- 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>
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			<p>HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency.</p> <p><u>Chatham Senior Village-</u> 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><u>Chatham Estates Family-</u> 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><u>William Penn Homes-</u> Pending funding available-change forced hot air heating to a heating/cooling system (central air), renovate community center basement to accommodate use by residents as a fitness center, 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><u>William Penn</u> - Pending funding available-change forced hot air heating to a heating/cooling system (central air), renovate community center basement to accommodate use by residents as a fitness center, 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><u>Ruth Bennett</u> - 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><u>Chatham Estates Family</u> – 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><u>Chatham Senior-</u> Pending funding availability, repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs; installation of building entry and intercom systems; installation of fire detection and monitoring systems; removal and replacement of all common area degraded floor and carpet systems; installation of site-wide security cameras; installation of erosion control measures in designated areas of the property; installation of property signage and building identification; installation of residential electronic door-locks to improve resident safety; modernize community kitchen space; removal and replacement of inefficient HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency.</p>
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			<p><u>Wellington Ridge</u> - Pending funding availability, CHA will upgrade exterior lights to energy efficient LED type fixtures install video surveillance cameras(<i>COMPLETED 3/30/21</i>), install weather and water proofing to buildings; repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs; installation of building entry and intercom systems; installation of fire detection and monitoring systems; removal and replacement of all common area degraded floor and carpet systems; installation of 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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		Modernization	<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>
		Demolition/Disposition	<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>

		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	6th 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					<p>Demolition of former scattered site property at 318 Pennell Street, Chester, PA 19013, pending funds available. (Completed)</p> <p>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</p>	<p>FY2015-FY2019</p> <p>2020-2024</p>

Section B2: NEW ACTIVITIES

Required Element	Program	Development Name/Number	Designation Type	Application Status	Date Approved, Submitted, or Planned for Submission	Number of Units	Number of Elderly ACC Units
<i>Designated Housing Plan for Elderly and Disabled Families</i>	Public Housing	Wellington Senior Apartments	Elderly, only	Approved 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	HCVP and PH sites William Penn Ruth Bennett Chatham Estates Wellington Heights Chatham Senior	As stated in prior submissions the Chester Housing Authority will pending funding available, CHA issue up to ten (10) vouchers annually to eligible participants from the Healthy Start or Nurse-Family Partnership programs. Additionally, ten (10) public housing applicants receiving supportive services from Healthy Start or the Nurse Family Partnership may receive an admissions preference. Over the past three years, thirty-two (32) NFP households have submitted a housing eligibility packet resulting in 28 vouchers issued and leased. No PH Healthy Start admissions to date

Section B.2: New Activities	Program/Initiative	Projected Number Of New PBV Units	General Locations	Description
	Project-based Vouchers	10	Lower poverty neighborhoods and in areas that will support other revitalization initiatives	<p>The primary focus of the CHA's PBV program is to obtain and preserve quality, affordable housing opportunities for the type and size housing units not readily available in the existing housing stock such as handicap accessible units and units for large families.</p> <p>In accordance with HUD regulations, the total number of units to be project-based cannot exceed 20% of the total HCVP ACC of 1589. The CHA has 286 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 completed construction with grand opening in October 2022 and lease-up completed in February 2022. Community Hospital site is pending outcome of June 2023 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 social distancing, classes have been put on hold. CHA ann contractor developed housekeeping guide to convey importance of cleanliness and infection control and mailed to every household. 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—4 done Ruth Bennett Homes = 52—4 done 12 with contractor due to be completed mid May 2023	PA007000010	WP002	2/12/2021	12/31/2021	403 Parker Street- Completed 6/1/2022 Leased
				WP134	2/12/2021	12/31/2021	314 Frank Young Ave. Completed Leased 4/2/2021
				WP149	2/12/2021	12/31/2021	313 Whittington Pl
				WP012	2/12/2021	12/31/2021	400 Aarons Way Completed Leased 3/2/2022
				WP017	2/12/2021	12/31/2021	410 Aarons Way Completed Leased 1/1/2023
				WP035	2/12/2021	12/31/2021	525 W 5 th Street
				WP059	2/12/2021	12/31/2021	511 W 5 th Street
				WP073	2/12/2021	12/31/2021	409 Whittington Pl
				WP075	2/12/2021	12/31/2021	413 Whittington Pl
			PA007000011	RB1056	2/12/2021	12/31/2021	1133 Carla's Lane
				RB1057	2/12/2021	12/31/2021	1135 Carla's Lane
				RB1058	2/12/2021	12/31/2021	1137 Carla's Lane
				RB1061	2/12/2021	12/31/2021	1143 Carla's Lane
				RB1066	2/12/2021	12/31/2021	1207 Carla's Lane
				RB1067	2/12/2021	12/31/2021	1209 Carla's Lane
				RB1126	2/12/2021	12/31/2021	1140 W Carla's Lane
				RB1130	2/12/2021	12/31/2021	1132 W Carla's Lane
				RB1135	2/12/2021	12/31/2021	1120 W Carla's Lane Leased 6/1/2022
				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 Leased 10/1/2022

				RB1155	2/12/2021	12/31/2021	1412 Richardson Tr
				RB1173	2/12/2021	12/31/2021	1408 Ruth Bennett Pl Leased 12/01/2021
				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 Leased 7/1/2022
				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
				RB1227	2/12/2021	12/31/2021	1014 Taylor Pl
				RB1231	2/12/2021	12/31/2021	1017 Tilghman St
				RB1232	2/12/2021	12/31/2021	1015 Tilghman St
				RB1234	2/12/2021	12/31/2021	1011 Tilghman St
				RB1238	2/12/2021	12/31/2021	1003 Tilghman St
				RB1242	2/12/2021	12/31/2021	1432 Copeland Pl
				RB1250	2/12/2021	12/31/2021	1429 Copeland Pl
			Contract Awarded	RB1263	2/12/2021	12/31/2021	1428 Nugent 2nd Fl
			Contract Awarded	RB1264	2/12/2021	12/31/2021	1426 Nugent 2nd Fl
			Contract Awarded	RB1262	2/12/2021	12/31/2021	1430 Nugent 1st Fl
				RB1266	2/12/2021	12/31/2021	1423 Nugent 1st Fl
				RB1276	2/12/2021	12/31/2021	1443 Nugent 1st Fl
				RB1277	2/12/2021	12/31/2021	1445 Nugent 1st Fl
				RB1267	2/12/2021	12/31/2021	1425 Nugent 2nd Fl
				RB1268	2/12/2021	12/31/2021	1427 Nugent 2nd Fl
				RB1271	2/12/2021	12/31/2021	1433 Nugent 2nd Fl
				RB1272	2/12/2021	12/31/2021	1435 Nugent 2nd Fl

April 2023

Section B.2: New Activities	Projected Number Of Units	General Locations	Description				
New Units to be placed as vacant for Modernization	6 unit classified N/D	William Penn = 0 Ruth Bennett Homes = 6	PA007000010				
New Work Items		Wellington Ridge Chatham Family	PA007000011	RB1060	7/01/2023	6/30/2024	1141 Carla's Lane
				RB1169	7/01/2023	6/30/2024	1403 Richardson Tr
				RB1168	7/01/2023	6/30/2024	1405 Richardson Tr
				RB1167	7/01/2023	6/30/2024	1407 Richardson Tr
				RB1166	7/01/2023	6/30/2024	1409 Richardson Tr
				RB1165	7/01/2023	6/30/2024	1411 Richardson Tr
			PA007000015				Roof Replacement/Repair
			PA007000013				Exterior Lighting
							AC for all units

Section B.2: New Activities

Program/Initiative	Projected Number Of Units	General Locations	Description
Other Capital Grant Programs CF Community Facilities Grant, Emergency Safety, and Security Grants	531	Ruth Bennett William Penn Chatham Estates Wellington Ridge Chatham Senior	Security Grant- When Emergency Safety and Security Funding NOFA is released by HUD, CHA will apply for funds to install video surveillance cameras at William Penn Homes, Ruth Bennett Homes, and Chatham Estates. William Penn and Wellington Ridge camera project is done. RLB is in progress. No funds received for Chatham at this time.
Rent Collection Initiative	N/A	Housing Choice Voucher Program	<p>The CHA has approximately 50 program participants in the Rent Collection Initiative.</p> <p>HCVP participants pay the tenant share of the rent in person at the administrative office of Chester Housing Authority, online, or by mail to the Chester Housing Authority.</p> <p>Owners receive payments from the CHA at the midmonth check-run. If payment is not received by the 5th of the month, the CHA issues a warning letter with copy to the owner. If not paid by the 10th of the month, the owner will be notified to start the eviction process.</p> <p>The CHA sees the initiative as beneficial to both tenants and landlords as it increases tenant awareness in the importance of paying their share of the rent in full and on time and decreases filings and judgements. The service also reduces money order fees and staff time in dealing with back rent issues at the time program participants wish to relocate to another unit.</p>
Funding Applications Pending	25-Mobility Initiative 15-Foster Youth	Housing Choice Voucher Program	<p>The CHA submitted a grant proposal with Chester County Housing Authority to participate in a mobility study. (Withdrawn and 25 vouchers rescinded)</p> <p>The CHA submitted a grant proposal in collaboration with the Delaware County Department of Children and Youth services to receive housing vouchers for children aging out of residential placement. (Received award and voucher issuance began April 2022. 10 under lease, 2 issued)</p>

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	PA01P007501-20	FFY 2019	12/31/2022
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	12/31/2022
Internal Schedule in lieu of HUD 50075.1	Annual Statement/Performance and Evaluation Report- Capital Fund Program and Capital Fund Replacement Housing Factor	PA01P007501-22	FFY 2021	12/31/2022
Internal Schedule in lieu of HUD 50075.1	5 Year Action Plan		FFY 2023 - 2027	

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				2020 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start Date: 04/16/19 Obligated End Date: 04/15/21 Disbursement End Date: 04/15/23						
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1 Add'l Funding (Jan 2021)	Obligated	Obligation Date	Expensed	Remaining
1406 OPERATIONS										
		ALL	Supplement AMP operations		576,194.00	576,194.00	576,194.00	06/01/20	576,194.00	-
SubTotal 1406 - Operations					576,194.00	576,194.00	576,194.00		576,194.00	-
1408 MGMT IMPROVEMENT										
		ALL	Web Site update for ADA compliance							-
		ALL	Training	Occupancy, Maintenance & Housing Software	5,000.00	-	-			-
SubTotal 1408 - Mgmt Improvements					5,000.00	-	-		-	-
1410 ADMINISTRATION										
		ALL	CFP Fee		230,477.00	231,720.00	231,720.00	06/01/20	231,720.00	-
SubTotal 1410 - Administration					230,477.00	231,720.00	231,720.00		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	45,965.85	06/01/20	16,606.83	29,359.02
Subtotal - contract administration				-	200,225.00	199,337.32	199,337.32		169,978.30	29,359.02
Dwelling Unit - Site Work										
	1450									
		10-WP	Erosion Control							-
		10-WP	Exterior Power Washing							-
		10-WP	Lighting-LED (rear courtyards & bball court) replacement							-
		10-WP	Road resurfacing							-
		10-WP	Security Cameras (exterior)							-
		10-WP	Sidewalk (trip hazard) repairs							-
		10-WP	Signage & Unit ID Numbers							-
		10-WP	Speed Bumps							-
		11-RB	Basketball Court resurface							-
		11-RB	Erosion Control							-

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				2020 CFP						
Work Item not in 5 Yr Plan				Obliga't'n Start 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	Exterior Power Washing							-
		11-RB	Lighting - LED high density discharge wall packs replacement							-
		11-RB	Road resurfacing							-
		11-RB	Security Camera							-
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)							-
		11-RB	Sidewalk (trip hazard) repairs							-
		11-RB	Signage & Unit ID Numbers							-
		11-RB	Site Fencing							-
		11-RB	Speed Bumps							-
		13-CF	Erosion Control		-	-				-
		13-CF	Exterior Power Washing							-
		13-CF	Road resurfacing							-
		13-CF	Security Cameras							-
		13-CF	Sidewalk (trip hazard) repairs							-
		13-CF	Signage & Unit ID Numbers							-
		13-CF	Speed Bumps							-
		14-CS	Erosion Control							-
		14-CS	Security Cameras							-
		14-CS	Signage & Unit ID Numbers							-
		15-WR	Erosion Control							-
		15-WR	Security Cameras	25 Cameras (Expand from 2019 CFP)	175,000.00	222,488.68	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							-

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				2020 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start 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	Utility Meters - Self Metering							-
		10-WP	Roof repairs							-
		10-WP	Security Cameras							-
		10-WP	Termite eradication							-
		10-WP	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden							-
		10-WP	Window Replacement & Repairs	100 Windows	35,000.00	1,725.00	1,725.00		1,725.00	-
		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	860,746.48	860,746.48	12/01/20	860,746.48	-
		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	35,705.16	41,732.74		41,732.74	(6,027.58)
		11-RB	Water infrastucuture repairs							-
		13-CF	Locks - Electronic							-
		13-CF	Exterior hand rail painting							-
		13-CF	Fire suppression system repairs							-

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				2020 CFP						
				Obligat'n Start Date: 04/16/19 Obligated End Date: 04/15/21 Disbursement End Date: 04/15/23						
Work Item not in 5 Yr Plan										
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	Flooring replacement							-
		13-CF	Furnace (gas) repalcement 100							-
		13-CF	HVAC Unit upgrades							-
		13-CF	Kitchen Cabinet Replacement							-
		13-CF	Mold remediation							-
		13-CF	Roof repairs							-
		13-CF	Termite eradication							-
		13-CF	Window Replacement & Repairs	100 Windows	35,000.00	35,075.00	35,075.00	12/15/21	35,075.00	-
		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	48,300.00	48,300.00	11/29/21	48,300.00	-
		ALL	Auto Shutoff Sprinkler Heads							-
		ALL	Install CO2 detectors			6,330.36	6,330.36	01/10/22	6,330.36	-
		<i>Subtotal - dwelling unit interior - old 1460</i>			1,017,882.00	987,882.00	993,909.58		993,909.58	(6,027.58)
		<i>Dwelling Unit - Interior</i>								
	1465									
		ALL	Appliances							-
		<i>Subtotal - dwelling unit interior - old 1465</i>			-	-	-		-	-
		<i>Non-Dwelling Unit - Interior</i>								

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				2020 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start 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
	1470									
		10-WP	Community Center Renovations (incl. basement)							-
		10-WP	Community Center Reno café expansion							-
		10-WP	Management Office - exterior stucco reno/repairs							-
		10-WP	Solar/Green Initiative							-
		11-RB	Boiler plant distribution upgrades							-
		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 Reno (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 Sytesm							-
		11-RB	Urban Farm Initiative Equipment							-
Subtotal - non-dwelling equipment					-	-	-		-	-
SubTotal 1480 - General Capital Activity					1,493,107.00	1,509,708.00	1,415,735.58		1,386,376.56	123,331.44
9001 BOND DEBT OBLIGATION										
		GATE	Development Activities							-
SubTotal 9001 - Bond Debt Obligation					-	-	-		-	-
TOTALS					2,304,778.00	2,317,622.00	2,223,649.58		2,194,290.56	123,331.44

CHESTER HOUSING AUTHORITY
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				2021 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start 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
1406	OPERATIONS									
		ALL	Supplement AMP operations		582,044.00	582,044.00	582,044.00	07/01/21	582,044.00	-
	SubTotal 1406 - Operations				582,044.00	582,044.00	582,044.00		582,044.00	-
1408	MGMT IMPROVEMENT									
		ALL	Web Site update for ADA compliance							-
		ALL	Training	Occupancy, Maintenance & Housing Software	-		-			-
	SubTotal 1408 - Mgmt Improvements				-	-	-		-	-
1410	ADMINISTRATION									
		ALL	CFP Fee		232,817.00	232,817.00	232,817.00	07/01/21	232,817.00	-
	SubTotal 1410 - Administration				232,817.00	232,817.00	232,817.00		232,817.00	-
1480	GENERAL CAPITAL ACTIVITY									
	Contract Administration									
	1430									
		ALL	A&E	N/A	150,000.00	150,000.00	150,000.00	07/01/21	150,000.00	-
		ALL	Advertising							-
		ALL	Energy Audit							-
		ALL	PNA/Environmental Reviews							-
		11-RB	Urban Farm Initiative	Farm Manager	49,000.00	49,000.00	49,000.00	07/01/21		49,000.00
	Subtotal - contract administration			-	199,000.00	199,000.00	199,000.00		150,000.00	49,000.00
	Dwelling Unit - Site Work									
	1450									
		10-WP	Erosion Control							-
		10-WP	Exterior Power Washing	10 Buildings & Sidewalks	12,500.00	6,250.00				6,250.00
		10-WP	Lighting-LED (rear courtyards & bball court) replacement							-
		10-WP	Road resurfacing							-
		10-WP	Security Cameras (exterior)							-
		10-WP	Sidewalk (trip hazard) repairs	5000 sq Ft	7,500.00	7,500.00				7,500.00
		10-WP	Signage & Unit ID Numbers							-
		10-WP	Speed Bumps							-
		11-RB	Basketball Court resurface							-
		11-RB	Erosion Control							

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				2021 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start 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	Exterior Power Washing							-
		11-RB	Lighting - LED high density discharge wall packs replacement							-
		11-RB	Road resurfacing							-
		11-RB	Security Camera							-
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)	25 linear feet	30,000.00	84,781.07	84,781.07		84,781.07	-
		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	6,250.00				6,250.00
		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	104,781.07	84,781.07		84,781.07	20,000.00
		Dwelling Unit - Interior								
	1460									
		10-WP	Building Façade Repair							-
		10-WP	Exterior Lights around Buildings							-
		10-WP	Fire suppression system repairs							-
		10-WP	Flooring replacement	FUNGE from 5 YR PLAN		31,610.00	31,610.00		31,610.00	-
		10-WP	Furnace replacement (3 & 4 BRs)	FUNGE from 5 YR PLAN		73,905.00	73,905.00		73,905.00	-
		10-WP	Furnace replacement (5 BR)							-
		10-WP	Gut Units - excess damage							-
		10-WP	Kitchen Cabinet Replacement	10 units	40,000.00	40,035.00	40,035.00		40,035.00	-
		10-WP	Mold remediation	2 Units	10,000.00	10,000.00				10,000.00

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				2021 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start Date: <div>Obligated End Date: 02/22/23</div> <div>02/23/21</div> <div>Disbursement End Date: 02/22/25</div>						
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
		10-WP	Utility Meters - Self Metering							-
		10-WP	Roof repairs	3 Buildings	15,000.00	10,000.00				10,000.00
		10-WP	Security Cameras							-
		10-WP	Termite eradication							-
		10-WP	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden	4 Units = 403 Parker, 313 Whittington Pl, 400 Aarons Wy, 410 Aarons Way,	60,000.00	126,520.28	126,520.28		126,520.28	-
		10-WP	Window Replacement & Repairs	100 windows	35,000.00	10,350.00	10,350.00		10,350.00	-
		11-RB	Bathroom fan installs							-
		11-RB	Boiler replacement w/ individual unit systems							-
		11-RB	Boiler Replacement/repairs	2 boilers	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	122,964.00		29,139.00	270,861.00
		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	45,110.00	45,110.00	06/03/22	45,110.00	-
		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	13,167.63		13,167.63	151,832.37
		11-RB	Water infrastucuture repairs	10 buildings	50,000.00	25,000.00				25,000.00
		13-CF	Locks - Electronic							-
		13-CF	Exterior hand rail painting							-
		13-CF	Fire suppression system repairs							-

CHESTER HOUSING AUTHORITY
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				2021 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start 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	Flooring replacement							-
		13-CF	Furnace (gas) repalcement 100	FUNGE from 5 YR PLAN		12,586.00	12,586.00		12,586.00	-
		13-CF	HVAC Unit upgrades							-
		13-CF	Kitchen Cabinet Replacement	10 Units	50,000.00	50,000.00	50,000.00		12,750.00	37,250.00
		13-CF	Mold remediation	5 Units	25,000.00	5,000.00				5,000.00
		13-CF	Roof repairs	5 Buildings	25,000.00	5,000.00				5,000.00
		13-CF	Termite eradication							-
		13-CF	Window Replacement & Repairs	100 Windows	35,000.00	24,275.00	24,275.00		6,900.00	17,375.00
		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	26,435.00	26,435.00	01/18/22	26,435.00	-
		14-CS	Kitchen Cabinet Replacement							-
		14-CS	Laundry Room ventilation system upgrade							-
		14-CS	Mold remediation	5 Units	25,000.00	5,000.00				5,000.00
		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	93,047.00	93,047.00		93,047.00	-
		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	20,626.64				20,626.64
		ALL	Auto Shutoff Sprinkler Heads							-
		ALL	Install CO2 detectors							-
Subtotal - dwelling unit interior - old 1460					1,230,000.00	1,119,499.92	670,004.91		521,554.91	597,945.01
Dwelling Unit - Interior										
	1465									
		ALL	Appliances	20 Units	21,817.00	90,036.01	90,036.01		90,036.01	-
Subtotal - dwelling unit interior - old 1465					21,817.00	90,036.01	90,036.01		90,036.01	-
Non-Dwelling Unit - Interior										

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			2021 CFP							
Work Item not in 5 Yr Plan			Obligat'n Start 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
	1470									
		10-WP	Community Center Renovations (incl. basement)							-
		10-WP	Community Center Reno café expansion							-
		10-WP	Management Office - exterior stucco reno/repairs							-
		10-WP	Solar/Green Initiative							-
		11-RB	Boiler plant distribution upgrades							-
		11-RB	Buiding Demolition							-
		11-RB	Community/Maint Center Renovation							-
		11-RB	Solar/Green Initiative							-
		15-WR	Community Center Reno (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 Sytesm							-
		11-RB	Urban Farm Initiative Equipment							-
Subtotal - non-dwelling equipment					-	-	-		-	-
SubTotal 1480 - General Capital Activity					1,513,317.00	1,513,317.00	1,043,821.99		846,371.99	666,945.01
9001 BOND DEBT OBLIGATION										
		GATE	Development Activities							-
SubTotal 9001 - Bond Debt Obligation					-	-	-		-	-
TOTALS					2,328,178.00	2,328,178.00	1,858,682.99		1,661,232.99	666,945.01

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				2022 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start Date: 05/12/22 Obligated End Date: 05/11/24 Disbursement End Date: 05/11/26						
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
1406	OPERATIONS									
		ALL	Supplement AMP operations		680,477.00		680,477.00			680,477.00
	SubTotal 1406 - Operations				680,477.00	-	680,477.00		-	680,477.00
1408	MGMT IMPROVEMENT									
		ALL	Web Site update for ADA compliance							-
		ALL	Training	Occupancy, Maintenance & Housing Software	5,000.00		-			5,000.00
	SubTotal 1408 - Mgmt Improvements				5,000.00	-	-		-	5,000.00
1410	ADMINISTRATION									
		ALL	CFP Fee		272,191.00		272,191.00			272,191.00
	SubTotal 1410 - Administration				272,191.00	-	272,191.00		-	272,191.00
1480	GENERAL CAPITAL ACTIVITY									
	Contract Administration									
	1430									
		ALL	A&E	N/A	150,000.00		150,000.00		32,374.60	117,625.40
		ALL	Advertising							-
		ALL	Energy Audit							-
		ALL	PNA/Environmental Reviews							-
		11-RB	Urban Farm Initiative	Farm Manager	51,450.00		51,450.00			51,450.00
	Subtotal - contract administration			-	201,450.00	-	201,450.00		32,374.60	169,075.40
	Dwelling Unit - Site Work									
	1450									
		10-WP	Erosion Control							-
		10-WP	Exterior Power Washing							-
		10-WP	Lighting-LED (rear courtyards & bball court) replacement							-
		10-WP	Road resurfacing							-
		10-WP	Security Cameras (exterior)							-
		10-WP	Sidewalk (trip hazard) repairs							-
		10-WP	Signage & Unit ID Numbers							-
		10-WP	Speed Bumps							-
		11-RB	Basketball Court resurface							-
		11-RB	Erosion Control							-

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				2022 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start Date: 05/12/22 Obligated End Date: 05/11/24 Disbursement End Date: 05/11/26						
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Exterior Power Washing							-
		11-RB	Lighting - LED high density discharge wall packs repalcement							-
		11-RB	Road resurfacing							-
		11-RB	Security Camera	10 cameras	60,000.00					60,000.00
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)	25 linear feet	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							-
		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)			90,000.00	-	-		-	90,000.00
		Dwelling Unit - Interior								
	1460									
		10-WP	Building Façade Repair							-
		10-WP	Exterior Lights around Buildings							-
		10-WP	Fire suppression system repairs							-
		10-WP	Flooring replacement	5 units	20,000.00		20,000.00		10,300.00	9,700.00
		10-WP	Furnace replacement (3 & 4 BRs)							-
		10-WP	Furnace replacement (5 BR)				7,990.00		7,990.00	(7,990.00)
		10-WP	Gut Units - excess damage							-
		10-WP	Kitchen Cabinet Replacement	10 units	40,000.00					40,000.00
		10-WP	Mold remediation	2 Units	10,000.00					10,000.00

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				2022 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start Date: 05/12/22 Obligated End Date: 05/11/24 Disbursement End Date: 05/11/26						
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
		10-WP	Utility Meters - Self Metering							-
		10-WP	Roof repairs	3 Buildings	15,000.00					15,000.00
		10-WP	Security Cameras							-
		10-WP	Termite eradication							-
		10-WP	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden	4 Units = 403 Parker, 313 Whittington Pl, 400 Aarons Wy, 410 Aarons Way,	120,000.00					120,000.00
		10-WP	Window Replacement & Repairs	100 windows	35,000.00					35,000.00
		11-RB	Bathroom fan installs							-
		11-RB	Boiler replacement w/ individual unit systems							-
		11-RB	Boiler Replacement/repairs	2 boilers	60,000.00	-				60,000.00
		11-RB	Common Area Hallway renovations							-
		11-RB	Fire suppression system repairs							-
		11-RB	Flooring replacement	5 units	20,000.00					20,000.00
		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 Carlos Lane)	533,426.00					533,426.00
		11-RB	Kitchen Cabinet Replacement							-
		11-RB	Mold remediation	3 Units	15,000.00					15,000.00
		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 Units=1428, 26, 30, 23, 43, 45, 25, 27, 33,35 and 37 Nugent Place	192,500.00				4,867.52	187,632.48
		11-RB	Water infrastucuture repairs	10 buildings	50,000.00					50,000.00
		13-CF	Locks - Electronic							-
		13-CF	Exterior hand rail painting							-
		13-CF	Fire suppression system repairs							-

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			2022 CFP							
Work Item not in 5 Yr Plan			Obligat'n Start Date: 05/12/22 Obligated End Date: 05/11/24 Disbursement End Date: 05/11/26							
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
		13-CF	Flooring replacement							-
		13-CF	Furnace (gas) replacement 100							-
		13-CF	HVAC Unit upgrades							-
		13-CF	Kitchen Cabinet Replacement	5 Units	20,000.00					20,000.00
		13-CF	Mold remediation							-
		13-CF	Roof repairs							-
		13-CF	Termite eradication							-
		13-CF	Window Replacement & Repairs	100 Windows	35,000.00					35,000.00
		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		17,890.00		17,890.00	62,110.00
		14-CS	Kitchen Cabinet Replacement							-
		14-CS	Laundry Room ventilation system upgrade							-
		14-CS	Mold remediation							-
		14-CS	Roof & gutter repairs/replacement							-
		15-WR	Balcony/Deck repair/replace							-
		15-WR	Electronic Locks							-
		15-WR	Fire suppression system repairs							-
		15-WR	HVAC Unit replace/repair	15 units	130,000.00		12,515.00		12,515.00	117,485.00
		15-WR	Mold remediation							-
		15-WR	Roof & gutter repairs/replacement							-
		15-WR	Window Replacement & Repairs	200 windows	70,000.00					70,000.00
		ALL	Auto Shutoff Sprinkler Heads							-
		ALL	Install CO2 detectors							-
		Subtotal - dwelling unit interior - old 1460			1,445,926.00	-	58,395.00		53,562.52	1,392,363.48
		Dwelling Unit - Interior								
	1465									
		ALL	Appliances	20 Units	26,867.00		16,307.62		16,307.62	10,559.38
		Subtotal - dwelling unit interior - old 1465			26,867.00	-	16,307.62		16,307.62	10,559.38
		Non-Dwelling Unit - Interior								

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			2022 CFP							
Work Item not in 5 Yr Plan			Obligat'n Start Date: 05/12/22 Obligated End Date: 05/11/24 Disbursement End Date: 05/11/26							
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
	1470									
		10-WP	Community Center Renovations (incl. basement)							-
		10-WP	Community Center Reno café expansion							-
		10-WP	Management Office - exterior stucco reno/repairs							-
		10-WP	Solar/Green Initiative							-
		11-RB	Boiler plant distribution upgrades							-
		11-RB	Buiding Demolition							-
		11-RB	Community/Maint Center Renovation							-
		11-RB	Solar/Green Initiative							-
		15-WR	Community Center Reno (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 Sytesm							-
		11-RB	Urban Farm Initiative Equipment							-
Subtotal - non-dwelling equipment					-	-	-		-	-
SubTotal 1480 - General Capital Activity					1,764,243.00	-	276,152.62		102,244.74	1,661,998.26
9001 BOND DEBT OBLIGATION										
		GATE	Development Activities							-
SubTotal 9001 - Bond Debt Obligation					-	-	-		-	-
TOTALS					2,721,911.00	-	1,228,820.62		102,244.74	2,619,666.26

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Public Hearing (04/11/2023)

Work Item not in 5 Yr Plan				2023 5-YEAR PLAN									
				2023		2024		2025		2026		2027	
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
1406 OPERATIONS													
		ALL	Supplement AMP operations	n/a	666,701.00	n/a	666,701.00	n/a	666,701.00	n/a	666,701.00	n/a	666,701.00
SubTotal 1406 - Operations					666,701.00		666,701.00		666,701.00		666,701.00		666,701.00
1408 MGMT IMPROVEMENT													
		ALL	Web Site update for ADA compliance										
		ALL	Training		-	Occupancy, Maintenance & Housing Software	5,000.00	Occupancy, Maintenance & Housing Software	5,000.00	Occupancy, Maintenance & Housing Software	5,000.00	Occupancy, Maintenance & Housing Software	5,000.00
SubTotal 1408 - Mgmt Improvements					-		5,000.00		5,000.00		5,000.00		5,000.00
1410 ADMINISTRATION													
		ALL	CFP Fee	n/a	266,680.00	n/a	266,680.00	n/a	266,680.00	n/a	266,680.00	n/a	266,680.00
SubTotal 1410 - Administration					266,680.00		266,680.00		266,680.00		266,680.00		266,680.00
1480 GENERAL CAPITAL ACTIVITY													
Contract Administration													
1430													
		ALL	A&E		150,000.00		150,000.00		150,000.00		150,000.00		150,000.00
		ALL	Advertising			5 Ads	3,500.00	5 Ads	3,500.00	5 Ads	3,500.00	5 Ads	3,500.00
		ALL	Energy Audit			All Sites	30,000.00						
		ALL	PNA/Environmental Reviews					RAD PNA - 4 AMPs	80,000.00	All Sites	30,000.00		
		11-RB	Urban Farm Initiative	Farm Manager	51,450.00	Farm Manager	54,000.00	Farm Manager	55,500.00	Farm Manager	58,250.00	Farm Manager	60,000.00
Subtotal - contract administration					201,450.00		237,500.00		289,000.00		241,750.00		213,500.00
Dwelling Unit - Site Work													
1450													
		10-WP	Erosion Control							5 Locations - 5th St, Aarons Way, Frank Young, Whittington, Parker	21,625.00		
		10-WP	Exterior Power Washing			10 Buildings & Sidewalks	12,500.00			10 Buildings & Sidewalks	12,500.00		
		10-WP	Lighting-LED (rear courtyards & bball court) replacement			44 lights	24,178.00						
		10-WP	Road resurfacing					Aarons Way, Frank Young, Whittington Place	126,000.00				
		10-WP	Security Cameras (exterior)					10 cameras (replacements)	50,000.00				
		10-WP	Sidewalk (trip hazard) repairs			5000 sq ft	7,500.00			5000 sq ft	7,500.00		
		10-WP	Signage & Unit ID Numbers							1 sign	5,000.00		
		10-WP	Speed Bumps					30 linear ft	5,500.00				
		11-RB	Basketball Court resurface			1 court (funded from 2017 CFP)	20,000.00			4500 sq ft	30,000.00		
		11-RB	Erosion Control					5 Locations - Carlas, W. Carlas, Concord, Tilghman, & Wright	28,875.00				
		11-RB	Exterior Power Washing			24 buildings & sidewalks	30,000.00			24 buildings & sidewalks	30,000.00		
		11-RB	Lighting - LED high density discharge wall packs replacement					60 lights	32,906.00				
		11-RB	Road resurfacing			All Streets	150,000.00						
		11-RB	Security Camera							Camera Replacement	60,000.00		

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Public Hearing (04/11/2023)

Work Item not in 5 Yr Plan				2023 5-YEAR PLAN									
				2023		2024		2025		2026		2027	
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)	25 linear feet	30,000.00	25 linear feet	30,000.00	25 linear feet	30,000.00	25 linear feet	30,000.00	25 linear feet	30,000.00
		11-RB	Sidewalk (trip hazard) repairs					10000 sq feet	10,500.00				
		11-RB	Signage & Unit ID Numbers			522 IDs	24,000.00					1 sign	5,000.00
		11-RB	Site Fencing							150 linear feet	6,500.00		
		11-RB	Speed Bumps			30 linear feet	5,500.00						
		13-CF	Erosion Control							5 Locations - Logan, Mosely, Flower, Martin Ln, Lilly	27,500.00		
		13-CF	Exterior Power Washing	20 Buildings & Sidewalks	25,000.00					10 Buildings & Sidewalks	12,500.00	10 Buildings & Sidewalks	12,500.00
		13-CF	Road resurfacing									Mosely Ct, Martin Ln, Lilly	157,500.00
		13-CF	Security Cameras					10 cameras	50,000.00				
		13-CF	Sidewalk (trip hazard) repairs							10000 sq feet	10,500.00		
		13-CF	Signage & Unit ID Numbers							1 sign	5,000.00		
		13-CF	Speed Bumps									30 linear feet	7,500.00
		14-CS	Erosion Control					Entire Site	25,000.00				
		14-CS	Security Cameras										
		14-CS	Signage & Unit ID Numbers										
		15-WR	Erosion Control			Entire Site	25,000.00						
		15-WR	Security Cameras										
		15-WR	Signage & Unit ID Numbers										
		Subtotal - dwelling unit (site work)			55,000.00		328,678.00		358,781.00		258,625.00		212,500.00
		Dwelling Unit - Interior											
	1460												
		10-WP	Building Façade Repair					10 Buildings	50,000.00				
		10-WP	Exterior Lights around Buildings			320 Lights	8,000.00						
		10-WP	Fire suppression system repairs									all units	80,000.00
		10-WP	Flooring replacement			20 units	100,000.00	40 units	200,000.00	80 units	200,000.00	20 units	100,000.00
		10-WP	Furnace replacement (3 & 4 BRs)			25 furnaces	32,100.00					25 Furnaces	
		10-WP	Furnace replacement (5 BR)							10 units	80,000.00		
		10-WP	Gut Units - excess damage										
		10-WP	Kitchen Cabinet Replacement			10 units	40,000.00	10 Units	40,000.00	10 units	40,000.00	10 Units	40,000.00
		10-WP	Mold remediation			2 Units	10,000.00	2 Units	10,000.00	2 Units	10,000.00	2 Units	10,000.00
		10-WP	Utility Meters - Self Metering							110 units	345,000.00	110 units	345,000.00
		10-WP	Roof repairs					2 Buildings	10,000.00				
		10-WP	Security Cameras							10 cameras (replacements)	65,000.00		
		10-WP	Termite eradication					all units	30,000.00				
		10-WP	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden										
		10-WP	Window Replacement & Repairs	500 windows	150,000.00	500 windows	175,000.00	100 windows	35,000.00	100 windows	35,000.00		
		11-RB	Bathroom fan installs			130 units	97,500.00						

CHESTER HOUSING AUTHORITY

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Public Hearing (04/11/2023)

Work Item not in 5 Yr Plan				2023 5-YEAR PLAN									
				2023		2024		2025		2026		2027	
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
		11-RB	Boiler replacement w/ individual unit systems							130 units	1,365,800.00	131 units	1,383,290.00
		11-RB	Boiler Replacement/repairs			2 Boilers	60,000.00						
		11-RB	Common Area Hallway renovations									5 buildings	20,000.00
		11-RB	Fire suppression system repairs									all units	130,500.00
		11-RB	Flooring replacement			5 units	20,000.00	60 units	300,000.00	60 units	300,000.00	140 units	700,000.00
		11-RB	Gut Units - excess damage	6 Units - 1141 Carla's; 1403, 1405, 1407, 1409, & 1411 Richardson	300,000.00								
		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	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	21 Units - 1012 & 1104 Carla's; 1003 & 1011 Hunt; 1012 & 1014 Taylor's; 1003, 1011, 1015, 1017, 1101 & 1203 Tilghman; 1429 & 1432 Copeland; 927 Phillips; 1420 W 11th; 1433 Holland; 1421 Wright; 1429 & 1430 Purnsley; 1306 Valentine	630,000.00								
		11-RB	Water infrastucture repairs			10 buildings	50,000.00						
		13-CF	Locks - Electronic					220 locks	27,500.00				
		13-CF	Central Air					110 units	1,100,000.00				
		13-CF	Exterior hand rail painting	Entire site	25,000.00					110 units	25,000.00		
		13-CF	Fire suppression system repairs					all units	55,000.00				
		13-CF	Flooring replacement			5 units	20,000.00	27 units	135,000.00	29 units	145,000.00	54 units	270,000.00
		13-CF	Furnace (gas) repalcement 100							60 furnaces	77,300.00		
		13-CF	HVAC Unit upgrades					27 units	144,600.00	27 units	148,200.00	56 units	300,475.00
		13-CF	Kitchen Cabinet Replacement			5 units	20,000.00	27 units	135,000.00	27 units	135,000.00	56 units	280,000.00
		13-CF	Mold remediation			5 units	25,000.00			10 units	75,000.00		
		13-CF	Roof repairs			5 buildings	25,000.00	10 buildings	50,000.00			10 buildings	50,000.00
		13-CF	Termite eradication							all units	25,000.00		
		13-CF	Window Replacement & Repairs			100 Windows	35,000.00	500 windows	175,000.00	500 windows	175,000.00		
		14-CS	Building intercom system upgrade										
		14-CS	Common Area Hallway & Lobby renovations (incl furnishings)										
		14-CS	Common area lighting upgrades										
		14-CS	Locks - Electronic										
		14-CS	Fire suppression system repairs					all units	20,000.00				

Work Item not in 5 Yr Plan				2023 5-YEAR PLAN									
				2023		2024		2025		2026		2027	
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
		14-CS	Flooring replacement					10 units	50,000.00	10 units	50,000.00	10 units	50,000.00
		14-CS	HVAC Unit replace/repair	5 units	45,000.00	10 units	80,000.00						
		14-CS	Kitchen Cabinet Replacement					10 units	50,000.00	10 units	50,000.00	10 units	50,000.00
		14-CS	Laundry Room ventilation system upgrade										
		14-CS	Mold remediation			5 units	25,000.00			10 units	75,000.00		
		14-CS	Roof & gutter repairs/replacement										
		15-WR	Balcony/Deck repair/replace					56 units	280,000.00				
		15-WR	Electronic Locks										
		15-WR	Fire suppression system repairs					all units	55,000.00				
		15-WR	HVAC Unit replace/repair	9 units	90,000.00	15 units	130,000.00	15 units	130,000.00	15 units	130,000.00	15 units	130,000.00
		15-WR	Mold remediation			5 units	25,000.00			10 units	75,000.00		
		15-WR	Roof & gutter repairs/replacement	1 Building	150,000.00								
		15-WR	Window Replacement & Repairs	200 windows	70,000.00	200 Windows	70,000.00						
		ALL	Auto Shutoff Sprinkler Heads										
		ALL	Install CO2 detectors			260 detectors	19,500.00						
		Subtotal - dwelling unit interior - old 1460			1,460,000.00		1,097,100.00		3,434,850.00		4,374,050.00		4,927,015.00
		Dwelling Unit - Interior											
	1465												
		ALL	Appliances			42 units	40,925.00	42 units	40,925.00	175 units	161,875.00	42 units	40,925.00
		Subtotal - dwelling unit interior - old 1465			-		40,925.00		40,925.00		161,875.00		40,925.00
		Non-Dwelling Unit - Interior											
	1470												
		10-WP	Community Center Renovations (incl. basement)							1 building	50,000.00		
		10-WP	Community Center Reno- café expansion										
		10-WP	Management Office - exterior stucco reno/repairs										
		10-WP	Solar/Green Initiative							1 building	50,000.00		
		11-RB	Boiler plant distribution upgrades					1 building - electrical box	311,732.00				
		11-RB	Buiding Demolition			5 Units-FUNGE to 2023-2027 5-YR PLAN from 2020 CFP	100,000.00						
		11-RB	Community/Maint Center Renovation										
		11-RB	Solar/Green Initiative					1 building	45,000.00				
		13-CF	Exterior lighting	Community Center	16,975.00								
		15-WR	Community Center Reno (incl. admin office space)										
		ALL	Site Redevelopment - 6th Street					1 building	270,000.00				
		Subtotal - non-dwelling unit interior			16,975.00		100,000.00		626,732.00		100,000.00		-
		Non-Dwelling Equipment (Hard & Soft)											
	1475												

Work Item not in 5 Yr Plan				2023 5-YEAR PLAN									
				2023		2024		2025		2026		2027	
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
		ALL	Litter vacuum (street type)					1 vacuum	35,000.00				
		ALL	Bucket Truck										
		ALL	Pressure Washers					2 washers	8,500.00				
		ALL	Trash Truck							1 Truck	150,000.00		
		ALL	Upgrade Computer Sytesm										
		11-RB	Urban Farm Initiative Equipment					Replace original equipment	25,000.00	Various farming equipment tools	5,000.00		
Subtotal - non-dwelling equipment					-		-		68,500.00		155,000.00		-
SubTotal 1480 - General Capital Activity					1,733,425.00		1,804,203.00		4,818,788.00		5,291,300.00		5,393,940.00
TOTALS					2,666,806.00		2,742,584.00		5,757,169.00		6,229,681.00		6,332,321.00

2,666,806.00

Costs in RED denote NEW Work Items	Costs in RED denote NEW Work Items	Costs in RED denote NEW Work Items	Costs in RED denote NEW Work Items	Costs in RED denote NEW Work Items
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Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2023	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
Authority Wide	\$ 1,083,381.00	\$ 1,182,306.00	\$ 1,526,306.00	\$ 1,433,756.00	\$ 1,132,806.00
William Penn (PA007000010)	\$ 150,000.00	\$ 409,278.00	\$ 556,500.00	\$ 921,625.00	\$ 575,000.00
Ruth L Bennet (PA007000011)	\$ 1,011,450.00	\$ 671,000.00	\$ 1,192,263.00	\$ 2,633,300.00	\$ 3,316,540.00
Chatham Family (PA007000013)	\$ 66,975.00	\$ 125,000.00	\$ 1,872,100.00	\$ 861,000.00	\$ 1,077,975.00
Chatham Senior (PA007000014)	\$ 45,000.00	\$ 105,000.00	\$ 145,000.00	\$ 175,000.00	\$ 100,000.00
Totals	\$ 2,666,806.00	\$ 2,742,584.00	\$ 5,757,169.00	\$ 6,229,681.00	\$ 6,332,321.00

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 7/1/24, 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 identify, 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 2024
 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

Date 4/11/23


Signature

Date 4/11/23

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.

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)

4/11/23

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, 2024 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

PA007

PHA Name

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 4/11/23



Signature

Date 4/11/23

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.

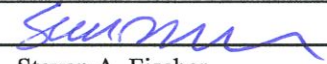
DISCLOSURE OF LOBBYING ACTIVITIES

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:  Print Name: Steven A. Fischer Title: Executive Director Telephone No.: 610-904-1111 Date: 4/1/22		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	