

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>07/01/2023</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 type="checkbox"/> Annual Submission <input checked="" 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 type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" 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):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</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>The 5-Year Action Plan is being revised to add additional units at AMPs 10 & 11 under Mod Vacant for gut rehab work items and the addition of a PHA-wide work item for an Environmental review.</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 type="checkbox"/> <input checked="" type="checkbox"/></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.

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

- - -

Tuesday, August 29, 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 12:00 p.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

DAVID EVERS, Asset Manager

1 MS. ZISSIMOS: Good afternoon. My name
2 is Maria Zissimos. I'm general counsel for the Chester
3 Housing Authority. Today is Tuesday, August 29th.
4 It's approximately 12:00 p.m., the advertised date and
5 time for the public hearing for the Chester Housing
6 Authority Annual Plan Amendment.

7 Section 511 of The Quality Housing and
8 Responsibility Act of 1998 created the public housing
9 agency's five-year 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 Responsibility Act provided more flexibility and
23 discretion for the Public Housing Authority to use
24 funding to address needs of low income families.

1 With the creation of the plan
2 requirements the law specifies the type of information
3 that should go into the plan, the contents of the plan,
4 and the steps an agency must go through to obtain
5 resident public involvement in the plan in 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, and ours has been so since I think it's July of
11 this year for the amendment.

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

18 It's noted that there are six staff of
19 the Housing Authority represented here today. It
20 appears that there is no member of the general public
21 in attendance.

22 So let me point out that the subject of
23 today's hearing is to actually put in plan amendments.

24 I'd like to call Mary Militello to

1 briefly describe those amendments.

2 MS. MILITELLO: We have new activities
3 for the public housing program. We will be identifying
4 units that have been placed as vacant for
5 modernization.

6 At the Ruth Bennett Homes, Amp 11: 1141
7 Carla's Lane; 1134 West Carla's Lane; 1128 West Carla's
8 Lane; 1402 Richardson Terrace; 1404 Richardson Terrace;
9 1411 Richardson Terrace; 1409 Richardson Terrace; 1407
10 Richardson Terrace; 1405 Richardson Terrace; 1403
11 Richardson Terrace.

12 1103 West Carla's Lane; 1102 Carla's
13 Lane; 1104 Carla's Lane; 1106 Carla's Lane; 1108
14 Carla's Lane; 1110 Carla's Lane; 1112 Carla's Lane;
15 1114 Carla's Lane; 1116 Carla's Lane.

16 1007 Hunt Terrace; 1013 Hunt Terrace.

17 1015 Taylor Place; 1009 Taylor Place;
18 1000 Taylor Place; 1002 Taylor Place; 1004 Taylor
19 Place; 1006 Taylor Place; 1008 Taylor Place; 1010
20 Taylor Place.

21 1013 Tilghman Street; 1001 Tilghman
22 Street.

23 1434 Copeland Place; 1430 Copeland
24 Place; 1427 Copeland Place; 1431 Copeland Place; 1433

1 Copeland Place; 1435 Copeland Place.

2 929 Phillips, Second Floor.

3 1428 West 11th; 1432 West 11th.

4 1421 Holland Terrace; 1419 Holland
5 Terrace.

6 1419 Wright Terrace; 1421 Wright
7 Terrace. 1201 Tilghman Street. 1430 Wright Terrace;
8 1428 Wright Terrace; 1426 Wright Terrace; 1424 Wright
9 Terrace; 1422 Wright Terrace; 1420 Wright Terrace; 1418
10 Wright Terrace.

11 1429 Purnsley.

12 1207 Tilghman; 1305 Tilghman; 1309
13 Tilghman; 1311 Tilghman.

14 1310 Valentine Terrace; 1308 Valentine
15 Terrace; 1304 Valentine Terrace.

16 1413 Concord Ave; 1411 Concord Ave; 1405
17 Concord Avenue.

18 For the William Penn, Amp 10: three
19 additions to the vacancy mod listing.

20 404 Franklin Street. 412 Aaron's Way.
21 412 Franklin Street.

22 In addition, new work items include an
23 agency-wide environmental review.

24 That concludes the amendments to the

1 annual plan.

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

3 I think this is the period of time that
4 we would hear from the public. I see that there is no
5 one here from the public; as such, I think we can
6 adjourn.

7 Thank you.

8 (Hearing concluded at 12:10 p.m.)
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1 I HEREBY CERTIFY that the proceedings
2 and evidence are contained fully and accurately in the
3 stenographic notes taken by me upon the foregoing
4 matter on Tuesday, August 29, 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
16
17
18

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

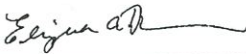
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Second ^[1] - 6:2 section ^[1] - 3:7 see ^[1] - 7:4 serves ^[1] - 3:16 Services ^[1] - 1:23 services ^[1] - 3:15 sites ^[1] - 3:19 six ^[1] - 4:18 specifies ^[1] - 4:2 staff ^[1] - 4:18 States ^[1] - 1:17 stenographic ^[1] - 8:3 steps ^[1] - 4:4 STEVEN ^[1] - 2:5 Street ^[5] - 5:21, 5:22, 6:7, 6:20, 6:21 subject ^[1] - 4:22 supervision ^[1] - 8:22 supporting ^[1] - 4:8 supports ^[1] - 3:18 Susan ^[2] - 1:18, 8:10	year ^[5] - 3:9, 3:10, 3:12, 3:16, 4:11
	Z
	ZISSIMOS ^[4] - 1:10, 2:2, 3:1, 7:2 Zissimos ^[1] - 3:2
T	
Taylor ^[8] - 5:17, 5:18, 5:19, 5:20	

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341**CHESTER HOUSING AUTHORITY**
1111 AVENUE OF THE STATES
CHESTER, PA 19013
Attention:**STATE OF PENNSYLVANIA,**

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

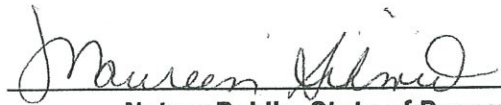
CHESTER HOUSING AUTHORITY**Published in the following edition(s):**Delaware County Daily Times, Daily & Sunday Times Digital
07/03/23**PUBLIC NOTICE**

The CHESTER HOUSING AUTHORITY (CHA) is reopening its FY 2024 Annual Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA). Pursuant to QHWRA, the updates will be available for public review on July 10, 2023, at CHA's Administrative offices at 1111 Avenue of the States, Chester, PA 19013 from Monday through Friday 8:30a.m. to 4:30p.m.

A public hearing will be held on August 29, 2023, at 12:00pm in the second-floor conference room of the CHA's administrative offices, 1111 Avenue of the States, Chester, PA 19013. All are invited to comment on the update and participate in the public hearing. Please contact Quineice Harris at QHarris@chesterha.org for an appointment or to attend the public hearing. CHA is an equal opportunity employer.

DCT: July 3. a-1

Sworn to the subscribed before me this 7/3/23.



Notary Public, State of Pennsylvania
Acting in County of Montgomery

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

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PO: Shanell Johnson

Sales Person: 063308

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.

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	PA0007	15		Pending completion of feasibility review	TBD

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 1637.. The CHA has ___project-based assisted units under AHAP/HAP and may accept proposals up to the maximum allowable number of project based assisted units, 327.</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 and cleaning 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>

Units with approved Vacancies for Modernization	70 units	William Penn = 9—8 done Ruth Bennett Homes = 52—13 done Plus additional 9 units on Nugent Place not on orig list	PA007000010	WP002	2/12/2021	12/31/2021	403 Parker Street- Completed/Leased 6/1/22
				WP134	2/12/2021	12/31/2021	314 Frank Young Ave. Completed/Leased 4/2/21
				WP149	2/12/2021	12/31/2021	313 Whittington Pl
				WP012	2/12/2021	12/31/2021	400 Aarons Way Completed/Leased 3/2/22
				WP017	2/12/2021	12/31/2021	410 Aarons Way Completed/Leased 1/1/23
				WP035	2/12/2021	12/31/2021	525 W 5 th Street Completed 1/21/2021
				WP059	2/12/2021	12/31/2021	511 W 5 th Street Completed/Leased 3/1/21
				WP073	2/12/2021	12/31/2021	409 Whittington Pl Comp/ Leased 12/1/22
				WP075	2/12/2021	12/31/2021	413 Whittington Pl Comp/Leased 10/1/2021
			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 Completed/Leased 6/1/22
				RB1066	2/12/2021	12/31/2021	1207 Carla's Lane Comp/ Leased 12/1/21
				RB1067	2/12/2021	12/31/2021	1209 Carla's Lane Comp/ Leased 12/1/21
				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 & Completed May 15, 2023			
				1	RB1265		1424 Nugent 1 st Fl
				2	RB1264	2/12/2021	1426 Nugent 2nd Fl

			3	RB1263	2/12/2021	12/31/2021	1428 Nugent 2 nd Fl
			4	RB1262	2/12/2021	12/31/2021	1430 Nugent 1st Fl
			5	RB1261	2/12/2021	12/31/2021	1432 Nugent 1 st Fl
			6	RB1260	2/12/2021	12/31/2021	1434 Nugent 2 nd Fl
			7	RB1259	2/12/2021	12/31/2021	1436 Nugent 2 nd Fl
			8	RB1258	2/12/2021	12/31/2021	1438 Nugent 1 st Fl
			9	RB1254	2/12/2021	12/31/2021	1440 Nugent 1 st Fl
			10	RB1256	2/12/2021	12/31/2021	1442 Nugent 2 nd Fl
			11	RB1255	2/12/2021	12/31/2021	1444 Nugent 2 nd Fl
			12	RB1250	2/12/2021	12/31/2021	1446 Nugent 1 st 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
			Leased 11/1/22	RB1273	2/12/2021	12/31/2021	1437 Nugent 1st Fl
			Leased 5/1/20	RB1280	2/12/2021	12/31/2021	933 Phillip Pl
				RB1282	2/12/2021	12/31/2021	927 Phillip Pl
			Leased 12/1/22	RB1283	2/12/2021	12/31/2021	923 Phillip Pl
				RB1307	2/12/2021	12/31/2021	1420 W 11 th St
				RB1314	2/12/2021	12/31/2021	1101 Tilghman St
				RB1318	2/12/2021	12/31/2021	1433 Holland Tr
				RB1327	2/12/2021	12/31/2021	1421 Wright Tr
				RB1331	2/12/2021	12/31/2021	1429 Wright Tr
				RB1332	2/12/2021	12/31/2021	1431 Wright Tr
				RB1338	2/12/2021	12/31/2021	1203 Tilghman St
				RB1351	2/12/2021	12/31/2021	1429 Purnsley Tr

			PA007000011	RB1359	2/12/2021	12/31/2021	1430 Purnsley Tr
			PA007000011	RB1380	2/12/2021	12/31/2021	1306 Valentine Tr

Section B.2: New Activities

Program/Initiative	Projected Number Of Units	General Locations	Description			
			PA007000011			
New Units to Be Placed as Vacant for Modernization	63	AMP11 Ruth Bennett Homes	Building	Unit	Address	
			118	RB1060	1141 CARLA'S LN	
			125	RB1129	1134 WEST CARLA'S LN	
			125	RB1132	1128 WEST CARLA'S LN	
			128	RB1150	1402 RICHARDSON TER	
			128	RB1151	1404 RICHARDSON TER	
			129	RB1165	1411 RICHARDSON TER	
			129	RB1166	1409 RICHARDSON TER	
			129	RB1167	1407 RICHARDSON TER	
			129	RB1168	1405 RICHARDSON TER	
			129	RB1169	1403 RICHARDSON TER	
			131	RB1185	1103 WEST CARLA'S LN	
			132	RB1186	1102 CARLA'S LN	
			132	RB1187	1104 CARLA'S LN	
			132	RB1188	1106 CARLA'S LN	
			132	RB1189	1108 CARLA'S LN	
			132	RB1190	1110 CARLA'S LN	
			132	RB1191	1112 CARLA'S LN	
			132	RB1192	1114 CARLA'S LN	
			132	RB1193	1116 CARLA'S LN	
			134	RB1206	1007 HUNT TER	
			134	RB1209	1013 HUNT TER	

			135	RB1212	1015 TAYLOR'S PL	
			135	RB1215	1009 TAYLOR'S PL	
			136	RB1220	1000 TAYLOR'S PL	
			136	RB1221	1002 TAYLOR'S PL	
			136	RB1222	1004 TAYLOR'S PL	
			136	RB1223	1006 TAYLOR'S PL	
			136	RB1224	1008 TAYLOR'S PL	
			136	RB1225	1010 TAYLOR'S PL	
			137	RB1233	1013 TILGHMAN ST	
			137	RB1239	1001 TILGHMAN ST	
			138	RB1241	1434 COPELAND PL	
			138	RB1243	1430 COPELAND PL	
			139	RB1249	1427 COPELAND PL	
			139	RB1251	1431 COPELAND PL	
			139	RB1252	1433 COPELAND PL	
			139	RB1253	1435 COPELAND PL	
			142	RB1281	929 PHILLIPS PL 2ND FLOOR	
			145	RB1311	1428 WEST 11TH ST	
			145	RB1313	1432 WEST 11TH ST	
			146	RB1324	1421 HOLLAND TER	
			146	RB1325	1419 HOLLAND TER	
			147	RB1326	1419 WRIGHT TER	
			147	RB1327	1421 WRIGHT TER	
			147	RB1333	1201 TILGHMAN ST	
			148	RB1339	1430 WRIGHT TER	

New Work Items	3	AMP 10 William Penn Homes PHA Wide	148	RB1340	1428 WRIGHT TER	Environmental Review
			148	RB1341	1426 WRIGHT TER	
			148	RB1342	1424 WRIGHT TER	
			148	RB1343	1422 WRIGHT TER	
			148	RB1344	1420 WRIGHT TER	
			148	RB1345	1418 WRIGHT TER	
			149	RB1351	1429 PURNSLEY TER	
			149	RB1358	1207 TILGHMAN ST	
			151	RB1368	1305 TILGHMAN ST	
			151	RB1370	1309 TILGHMAN ST	
			151	RB1371	1311 TILGHMAN ST	
			152	RB1378	1310 VALENTINE TER	
			152	RB1379	1308 VALENTINE TER	
			152	RB1381	1304 VALENTINE TER	
			153	RB1384	1413 CONCORD AVE	
			153	RB1385	1411 CONCORD AVE	
			153	RB1388	1405 CONCORD AVE	
			2	WP018	412 AARON'S WAY	
			10	WP082	404 FRANKLIN	
			10	WP086	412 FRANKLIN	

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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. 13 under lease, 2 issued)</p>

Work Item not in 5 Yr Plan				2023 5-YEAR PLAN - Revision Number 1									
				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					RAD PNA - 4 AMPs	80,000.00	All Sites	30,000.00		
		ALL	Environmental Reviews	All Sites	30,000.00								
		11-RB	Urban Farm Initiative	Farm Manager	21,450.00	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 repalcement					60 lights	32,906.00				
		11-RB	Road resurfacing			All Streets	150,000.00						

Work Item not in 5 Yr Plan				2023 5-YEAR PLAN - Revision Number 1									
				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	Security Camera							Camera Replacement	60,000.00		
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)	25 linear feet	30,000.00	25 linear feet	30,000.00	25 linear feet	30,000.00	25 linear feet	30,000.00	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	3 Units - 404 & 412 Franklin & 412 Aarons Way	150,000.00								
		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										

Work Item not in 5 Yr Plan				2023 5-YEAR PLAN - Revision Number 1									
				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
		10-WP	Window Replacement & Repairs	150 windows	65,000.00	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						
		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	1103, 1128 & 1134 W Carla's; 1402 & 1404 Richardson; 1102, 1106, 1108, 1110, 1112, 1114, & 1116 Carla's; 1007 & 1013 Hunt; 1000, 1002, 1004, 1006, 1008, 1009, 1010 & 1015 Taylor's; 929 Phillips; 1428 & 1432 W 11th; 1419 & 1421 Holland	1,350,000.00	1001, 1013, 1201, 1207, 1305, 1309 & 1311 Tilghman; 1427, 1340, 1431, 1433 & 1434 Copeland; 1418, 1419, 1420, 1421, 1422, 1424, 1426, 1428 & 1430 Wright; 1429 Purnsley; 1304, 1308 & 1310 Valentine; 1405, 1411 & 1413 Concord	1,400,000.00				
		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 infrastucuture 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		

Work Item not in 5 Yr Plan				2023 5-YEAR PLAN - Revision Number 1									
				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
		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				
		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	5,000.00	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		2,447,100.00		4,834,850.00		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	Building Demolition			5 Units-FUNGE to 2023-2027 5-YR PLAN from 2020 CFP	100,000.00						

Work Item not in 5 Yr Plan				2023 5-YEAR PLAN - Revision Number 1									
				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	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												
		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		3,154,203.00		6,218,788.00		5,291,300.00		5,393,940.00
TOTALS					2,666,806.00		4,092,584.00		7,157,169.00		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 1	Year 2023	Work Statement for 2	Year 2024	Work Statement for 3	Year 2025	Work Statement for 4	Year 2026	Work Statement for 5	Year 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)	\$	215,000.00	\$	409,278.00	\$	556,500.00	\$	921,625.00	\$	575,000.00
Ruth L Bennet (PA007000011)	\$	981,450.00	\$	2,021,000.00	\$	2,592,263.00	\$	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
Wellington Ridge (PA007000015)	\$	245,000.00	\$	250,000.00	\$	465,000.00	\$	205,000.00	\$	130,000.00
Totals	\$	2,636,806.00	\$	4,092,584.00	\$	7,157,169.00	\$	6,229,681.00	\$	6,332,321.00