

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
--	---	--

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	<p> PHA Name: <u>CHESTER HOUSING AUHTORITY</u> PHA Code: <u>PA007</u> PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2024</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>1587</u> Total Combined Units/Vouchers <u>2387</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> 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. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:																							
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 checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): <i>See attachments.</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 checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input 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>See attachments</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>

<p>B.4</p>	<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 5-Year Action Plan schedule.</i></p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: <i>Unlocated Public Housing tenant files (4) and Wait List selection (1)</i></p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<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>
<p>C.2</p>	<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>
<p>C.3</p>	<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>
<p>C.4</p>	<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>
<p>C.5</p>	<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 checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: <i>CHA is currently under a Recovery Plan to increase its PHAS score and make other improvements.</i></p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).

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.

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>

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.

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341

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

STATE OF PENNSYLVANIA,

The undersigned Richard L. Crowe, 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
01/08/24

CHESTER HOUSING AUTHORITY

Planning meetings for the FY 2025-2029 Five Year 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 8, 2024: Public Notice in Delaware County Times/Chester Spirit

January 23, 2024: Resident Advisory Board Meeting, goals/changes presented
11:30 a.m. CHA Administrative Offices,
1111 Avenue of the States, 3rd Floor Conference Room

February 20, 2024: Follow up Resident Advisory Board Meeting
11:30 a.m. CHA Administrative Offices,
1111 Avenue of the States, 3rd Floor Conference Room

March 12, 2024: Plan changes available for public viewing/comment
3 P.M. CHA Administrative Offices,
1111 Avenue of the States, 3rd Floor Conference Room

April 9, 2024: Public Hearing to present Annual Plan updates
11:30 a.m. CHA Administrative Offices,
1111 Avenue of the States, 3rd Floor Conference Room

April 15, 2024: Annual Plan submitted to HUD

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

DCT: Jan. 8. a-1

Sworn to the subscribed before me this 1/8/24.

Maureen Schmid

Notary Public, State of Pennsylvania
Acting in County of Montgomery

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

Advertisement Information

Client Id: 882078 **Ad Id:** 2555601 **PO:** 5 Year Plan **Sales Person:** 063308

rkubas@verizon.net

From: Quineice Harris <qharris@chesterha.org>
Sent: Thursday, January 4, 2024 11:27 AM
To: Debora Montgomery; Tina Johnson; amirscomfortfood@gmail.com; jarrettthomas38@hotmail.com; Chatham Senior; roddy523@gmail.com
Cc: David Evers; Maria Zissimos; Mary Militello; Quineice Harris; Rodney O'Neill; Roman Kubas; Steven Fischer
Subject: CHA Resident Advisory Board Meeting for Five Year Plan January 23rd at 11:30AM
Attachments: Five Year Plan- 2025-2009 Resident leader notice.docx

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 time to work on our five-year plan. We look at that every five years and adjust our goals as we see fit. Please begin to talk to other residents about their goals.

The meeting will be held at the main office on January, 23rd at 11:30 AM

Please confirm if you will attend.

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
View our latest [Annual Report](#)



CHA Five-year Plan Meeting

January 23, 2024

1. Deborah Montgomery
2. Phyllis Kenyon
3. Thomas Jarrett
4. Robt Pryll
5. Ina Johnson
6. Pam Williams
7. Susan Fischer
8. Rona Kovas
9. Mary Intelleto
10. Dave Evers
11. Quinece Harris
- 12.
- 13.
- 14.
- 15.

CHA Resident Advisory Board Follow-Up Meeting

February 20, 2024

1. Thomas Jarrett
2. Pamela S. Dickerson
3. Deborah Montgomery
4. Mary Whitella
5. Odell
6. Steven Fischer
7. Dan
- 8.
- 9.
- 10.

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

- - -

Tuesday, April 9, 2024

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

1 ATTENDEES:

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

4 MARY M. MILITELLO, Housing Choice Voucher Program

5 ROMAN KUBAS, Chief Financial Officer

6 STEVEN A. FISCHER, Executive Director

7 DAVID EVERS, Asset Manager

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

10 - - -

11 E-X-H-I-B-I-T-S

12 DESCRIPTION

PAGE

13 Sign-in Sheet

9

14 - - -

15
16
17
18
19
20
21
22
23
24

1 MS. ZISSIMOS: Welcome, all. My name is
2 Maria Zissimos, and I'm the general counsel of the
3 Chester Housing Authority. This is the public hearing
4 for the Chester Housing Authority's 2025 annual agency
5 plan, and 2025 to 2029 five-year plan.

6 In 1998 Congress passed the Quality
7 Housing and Work Responsibility Act, more commonly
8 known as QHWRA, Q-H-W-R-A. Under the Act, housing
9 authorities are responsible to submit annually to HUD
10 their stated mission goals and objectives.

11 As you are aware, each year the Chester
12 Housing Authority seeks input for the plan from its
13 resident participants in public housing, the Housing
14 Choice Voucher Program, as well as from community
15 leaders. This input is important to us and will help
16 craft operational policies and guide our capital
17 strategies for the coming years.

18 I would like to introduce you to the
19 directors who are responsible for CHA's programs, and
20 who will discuss with you the proposed changes and
21 additions to the annual and five-year plan.

22 With us today is Mary Militello, the
23 director of housing; Roman Kubas, our chief financial
24 officer; Rodney O'Neill, our chief of police; David

1 Evers, our asset manager; and Steven Fischer, our
2 executive director.

3 I'd like to call on Ms. Militello to
4 begin our discussion of our annual plan updates.

5 MS. MILITELLO: In the areas of rent
6 determination for the Housing Choice Voucher Program,
7 the CHA has adopted a payment standard effective
8 January 1st, 2024 based on the October fair market rent
9 published by HUD. It is set at 120 percent, and the
10 numbers are based on bedroom size.

11 For efficiencies, 1,089; for one
12 bedroom, 1,210; two bedrooms, 1,452; three bedrooms,
13 1,760; four bedrooms, 2,024; five bedrooms, 2,328; six
14 bedrooms, 2,631. For communities outside the City of
15 Chester, the payment standards adopted were also set at
16 120 percent of the HUD published fair market rent for
17 that zip code.

18 In the public housing program rent
19 determinations were also updated as the CHA's flat rent
20 schedule will be increased effective July 1st, 2024 to
21 80 percent of the HUD published fair market rent on
22 October 1st, 2024.

23 For one bedroom, 1,160; two bedroom,
24 1,389; three bedroom, 1,680; four bedroom, 1,937; five

1 bedroom, 2,228.

2 MS. ZISSIMOS: Now we'll discuss new
3 activities. Dave Evers, our asset manager, will tell
4 us what's happening.

5 MR. EVERS: For new activities
6 demolition or disposition of Amp 11, the Ruth L.
7 Bennett homes, 45 units: five one bedroom, 20 two
8 bedrooms, 19 three bedrooms, and one five bedroom.
9 We're going to remove from inventory reduced density
10 and create more greener space. The application will be
11 placed by September 2024, demolition procurement
12 completed by June 2025.

13 Also for new activities, other capital
14 grant programs, CF community, facilities grant,
15 emergency, safety and security grants, 161 units at the
16 William Penn. Security grant funding when made
17 available from NOFA is released by HUD. CHA will apply
18 for funds to replace/install entry and security screens
19 with electronic locks for safety and security of the
20 residents at the William Penn.

21 Replacement of decks, 21 units at
22 Wellington Ridge. Replacement of deteriorating decks
23 to ensure household safety and promote the enjoyment of
24 outdoor space. Replacement of roofs, 163 units at the

1 William Penn as part of preventive maintenance
2 scheduled. Replace 20-year old plus residential roofs
3 at the William Penn site; non-dwelling sites are
4 included in this.

5 Contracted preventive maintenance
6 program AC and heating, 66 units. Chatham Senior and
7 Wellington Senior Apartments, CHA contracted with
8 Delfara Heating and Cooling to ensure timely
9 maintenance of HVAC systems. We will expand to other
10 sites during the term of the five-year plan if
11 contracting out achieves cost savings.

12 Contracted trash collection services
13 800 units, all sites and administration building. CHA
14 will contract for trash collection services to provide
15 CHA maintenance staff with more time to service units.

16 HUD approved vacant units placed in
17 modernization status. At the Ruth L. Bennett it is 125
18 units, seven units at the William Penn, and one unit at
19 Wellington Senior.

20 MS. MILITELLO: For the record, we will
21 present the addresses of the units being placed in mod.
22 In 1100 block of Carla's Lane, from 1101 to 1141. 1207
23 Carla's Lane. On the even side of the 1200 block of
24 West Carla's Lane, 1200 West Carla to 1214 West Carla.

1 In the 1100 block of West Carla's Lane,
2 1118 West Carla, 1128, 1132, 1134, 1140. Richardson
3 Terrace, 1402, 1410, 1412, 1411, 1415, 1409, 1407,
4 1405, 1403.

5 On the odd side of the 1100 block of
6 West Carla's Lane, 1103, 1105, 1109. Even side West
7 Carla's Lane from 1102 to 1116. 1012 Carla's Lane.

8 1001 Hunt Terrace, 1003 Hunt Terrace,
9 1007 Hunt Terrace, 1009 Hunt Terrace, 1011 and 1013.

10 Taylor Place: 1013 and 1015 Taylor.
11 1000 Taylor to 1010 Taylor on the even side of the
12 street.

13 1011 Tilghman to 1017 Tilghman, odd side
14 of the street. 1001 and 1003 Tilghman.

15 Copeland Place: 1430, 1432 and 1434
16 Copeland. On the odd side of the street, 1427 to 1435
17 Copeland.

18 Nugent Place: 1423 first floor, 1427
19 second floor, 1443 second floor, 1445 first floor.

20 Phillips Place, 927.

21 West 11th: 1420 West 11th, 1428, 1432.

22 1101 Tilghman. 1433 Holland, 1421
23 Holland, 1419 Holland.

24 1419 Wright, 1421 Wright, 1429 Wright.

1 1439 Wright.

2 1201 Tilghman, 1203 Tilghman. 1430
3 Wright, 1428 Wright, 1426 Wright, 1428 Wright -- excuse
4 me, 24. And 1422, 1420 and 1418.

5 So I will repeat that: it's even side
6 of the street from 1418 to 1430.

7 1429 Purnsley, 1207 Tilghman, 1428 and
8 1430 Purnsley, 1301 Tilghman, 1305 Tilghman. 1304
9 Valentine to 1310 Valentine even side of the street.
10 1405 Concord, 1411 Concord and 1413 Concord.

11 Dave will now read the William Penn's.

12 MR. EVERS: For the William Penn, 403
13 Parker Street, 413 Parker Street, 412 Aaron's Way, 404
14 Franklin Street, 412 Franklin Street, 307 Parker Street
15 and 321 Parker Street.

16 For the Wellington Ridge site, 3014 West
17 13th Street Apartment T.

18 MS. MILITELLO: That concludes our
19 report on the modernization units.

20 Are there any questions?

21 MS. ZISSIMOS: There's no one here from
22 the public.

23 MS. MILITELLO: All right.

24 The final is the substantial deviations

1 would be and modifications would be our modernization,
2 demolition and any forthcoming changes under the HOTMA
3 regulations, Housing Opportunity Through Modernization
4 Act program.

5 MS. ZISSIMOS: Mary, if you can continue
6 with that.

7 MS. MILITELLO: During the period of
8 this plan beginning in October of 2024 the CHA will be
9 implementing the provisions of the Housing Opportunity
10 Through Modernization Act, the HOTMA provisions.

11 MS. ZISSIMOS: H-O-T-M-A.

12 MS. MILITELLO: Yes.

13 MS. ZISSIMOS: Is that all?

14 MS. MILITELLO: Yes, that's it.

15 MS. ZISSIMOS: As we said, this is the
16 period that we would hear from the public. This
17 meeting was advertised, and we see no one here from the
18 public.

19 And if there are no other issues to put
20 before the public hearing, I call this meeting
21 adjourned.

22 (Hearing adjourned at 11:50 a.m.)
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 9, 2024, 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

0		6
08034 [1] - 1:24	1410 [1] - 7:3 1411 [2] - 7:3, 8:10 1412 [1] - 7:3 1413 [1] - 8:10 1415 [1] - 7:3 1418 [2] - 8:4, 8:6 1419 [2] - 7:23, 7:24 1420 [2] - 7:21, 8:4 1421 [2] - 7:22, 7:24 1422 [1] - 8:4 1423 [1] - 7:18 1426 [1] - 8:3 1427 [2] - 7:16, 7:18 1428 [4] - 7:21, 8:3, 8:7 1429 [2] - 7:24, 8:7 1430 [4] - 7:15, 8:2, 8:6, 8:8 1432 [2] - 7:15, 7:21 1433 [1] - 7:22 1434 [1] - 7:15 1435 [1] - 7:16 1439 [1] - 8:1 1443 [1] - 7:19 1445 [1] - 7:19 161 [1] - 5:15 163 [1] - 5:24 19 [1] - 5:8 1998 [1] - 3:6 1st [3] - 4:8, 4:20, 4:22	610 [1] - 1:24 66 [1] - 6:6
1		8
1,089 [1] - 4:11 1,160 [1] - 4:23 1,210 [1] - 4:12 1,389 [1] - 4:24 1,452 [1] - 4:12 1,680 [1] - 4:24 1,760 [1] - 4:13 1,937 [1] - 4:24 1000 [1] - 7:11 1001 [2] - 7:8, 7:14 1003 [2] - 7:8, 7:14 1007 [1] - 7:9 1009 [1] - 7:9 1010 [1] - 7:11 1011 [2] - 7:9, 7:13 1012 [1] - 7:7 1013 [2] - 7:9, 7:10 1015 [1] - 7:10 1017 [1] - 7:13 11 [1] - 5:6 1100 [3] - 6:22, 7:1, 7:5 1101 [2] - 6:22, 7:22 1102 [1] - 7:7 1103 [1] - 7:6 1105 [1] - 7:6 1109 [1] - 7:6 1111 [1] - 1:17 1116 [1] - 7:7 1118 [1] - 7:2 1128 [1] - 7:2 1132 [1] - 7:2 1134 [1] - 7:2 1140 [1] - 7:2 1141 [1] - 6:22 11:30 [1] - 1:18 11:50 [1] - 9:22 11th [2] - 7:21 120 [2] - 4:9, 4:16 1200 [2] - 6:23, 6:24 1201 [1] - 8:2 1203 [1] - 8:2 1207 [2] - 6:22, 8:7 1214 [1] - 6:24 125 [1] - 6:17 1301 [1] - 8:8 1304 [1] - 8:8 1305 [1] - 8:8 1310 [1] - 8:9 13th [1] - 8:17 1402 [1] - 7:3 1403 [1] - 7:4 1405 [2] - 7:4, 8:10 1407 [1] - 7:3 1409 [1] - 7:3	2	9
	2,024 [1] - 4:13 2,228 [1] - 5:1 2,328 [1] - 4:13 2,631 [1] - 4:14 20 [1] - 5:7 20-year [1] - 6:2 2024 [7] - 1:6, 4:8, 4:20, 4:22, 5:11, 9:8, 10:4 2025 [3] - 3:4, 3:5, 5:12 2029 [1] - 3:5 21 [1] - 5:21 24 [1] - 8:4	9 [3] - 1:6, 2:13, 10:4 927 [1] - 7:20
	3	A
	3014 [1] - 8:16 307 [1] - 8:14 321 [1] - 8:15 368-6410 [1] - 1:24	a.m [2] - 1:18, 9:22 Aaron's [1] - 8:13 AC [1] - 6:6 accurately [1] - 10:2 achieves [1] - 6:11 Act [4] - 3:7, 3:8, 9:4, 9:10 activities [3] - 5:3, 5:5, 5:13 additions [1] - 3:21 addresses [1] - 6:21 adjourned [2] - 9:21, 9:22 administration [1] - 6:13 adopted [2] - 4:7, 4:15 advertised [1] - 9:17 agency [1] - 3:4 AMENDMENT [1] - 1:3 Amendment [1] - 1:16 Amp [1] - 5:6 ANNUAL [1] - 1:3 annual [3] - 3:4, 3:21, 4:4 Annual [1] - 1:16 annually [1] - 3:9 Apartment [1] - 8:17 Apartments [1] - 6:7 application [1] - 5:10 apply [2] - 5:17, 10:20 approved [1] - 6:16 April [2] - 1:6, 10:4 areas [1] - 4:5 Asset [1] - 2:6 asset [2] - 4:1, 5:3 ATTENDEES [1] - 2:1 authorities [1] - 3:9 AUTHORITY [1] - 1:11 Authority [4] - 1:17, 2:2, 3:3, 3:12 AUTHORITY'S [1] - 1:2 Authority's [2] - 1:15, 3:4 available [1] - 5:17 Avenue [1] - 1:17 aware [1] - 3:11
	4	
	403 [1] - 8:12 404 [1] - 8:13 412 [2] - 8:13, 8:14 413 [1] - 8:13 45 [1] - 5:7	

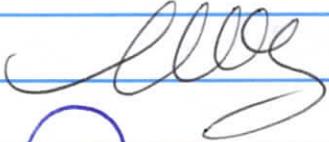
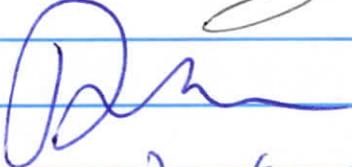
<p style="text-align: center;">B</p> <p>based [2] - 4:8, 4:10 bedroom [9] - 4:10, 4:12, 4:23, 4:24, 5:1, 5:7, 5:8 bedrooms [7] - 4:12, 4:13, 4:14, 5:8 begin [1] - 4:4 beginning [2] - 1:18, 9:8 Bennett [2] - 5:7, 6:17 block [4] - 6:22, 6:23, 7:1, 7:5 building [1] - 6:13 BY [1] - 1:10</p> <p style="text-align: center;">C</p> <p>capital [2] - 3:16, 5:13 Carla [3] - 6:24, 7:2 Carla's [7] - 6:22, 6:23, 6:24, 7:1, 7:6, 7:7 certification [1] - 10:19 Certified [2] - 1:19, 10:11 CERTIFY [1] - 10:1 certifying [1] - 10:22 CF [1] - 5:14 CHA [6] - 4:7, 5:17, 6:7, 6:13, 6:15, 9:8 CHA's [2] - 3:19, 4:19 changes [2] - 3:20, 9:2 Chatham [1] - 6:6 Cherry [1] - 1:24 CHESTER [2] - 1:2, 1:11 Chester [9] - 1:7, 1:15, 1:17, 2:2, 2:7, 3:3, 3:4, 3:11, 4:15 chief [2] - 3:23, 3:24 Chief [2] - 2:4, 2:8 Choice [3] - 2:3, 3:14, 4:6 City [1] - 4:14 code [1] - 4:17 collection [2] - 6:12, 6:14 coming [1] - 3:17 commonly [1] - 3:7 communities [1] - 4:14 community [2] - 3:14, 5:14 completed [1] - 5:12 concludes [1] - 8:18 Concord [3] - 8:10 Congress [1] - 3:6 contained [1] - 10:2 continue [1] - 9:5 contract [1] - 6:14 contracted [3] - 6:5, 6:7, 6:12 contracting [1] - 6:11 control [1] - 10:21 Cooling [1] - 6:8 Copeland [3] - 7:15, 7:16, 7:17 correct [1] - 10:5 cost [1] - 6:11 COUNSEL [1] - 1:11 Counsel [1] - 2:2 counsel [1] - 3:2 Court [3] - 1:19, 1:23, 10:11</p>	<p>COURT [1] - 1:22 craft [1] - 3:16 create [1] - 5:10 Croft [1] - 1:23</p> <p style="text-align: center;">D</p> <p>Dave [2] - 5:3, 8:11 DAVID [1] - 2:6 David [1] - 3:24 decks [2] - 5:21, 5:22 Delfara [1] - 6:8 demolition [3] - 5:6, 5:11, 9:2 density [1] - 5:9 Department [1] - 2:7 DESCRIPTION [1] - 2:12 deteriorating [1] - 5:22 determination [1] - 4:6 determinations [1] - 4:19 deviations [1] - 8:24 direct [1] - 10:21 Director [1] - 2:5 director [2] - 3:23, 4:2 directors [1] - 3:19 discuss [2] - 3:20, 5:2 discussion [1] - 4:4 disposition [1] - 5:6 during [2] - 6:10, 9:7 dwelling [1] - 6:3</p> <p style="text-align: center;">E</p> <p>effective [2] - 4:7, 4:20 efficiencies [1] - 4:11 electronic [1] - 5:19 emergency [1] - 5:15 enjoyment [1] - 5:23 ensure [2] - 5:23, 6:8 entry [1] - 5:18 ESQUIRE [1] - 2:2 Evers [2] - 4:1, 5:3 EVERS [3] - 2:6, 5:5, 8:12 evidence [1] - 10:2 excuse [1] - 8:3 Executive [1] - 2:5 executive [1] - 4:2 EXHIBITS [1] - 2:11 expand [1] - 6:9</p> <p style="text-align: center;">F</p> <p>facilities [1] - 5:14 fair [3] - 4:8, 4:16, 4:21 final [1] - 8:24 financial [1] - 3:23 Financial [1] - 2:4 first [2] - 7:18, 7:19 FISCHER [1] - 2:5 Fischer [1] - 4:1 five [7] - 3:5, 3:21, 4:13, 4:24, 5:7, 5:8,</p>	<p>6:10 five-year [3] - 3:5, 3:21, 6:10 flat [1] - 4:19 floor [4] - 7:18, 7:19 foregoing [2] - 10:3, 10:19 forthcoming [1] - 9:2 four [2] - 4:13, 4:24 Franklin [2] - 8:14 fully [1] - 10:2 funding [1] - 5:16 funds [1] - 5:18</p> <p style="text-align: center;">G</p> <p>GENERAL [1] - 1:11 general [1] - 3:2 General [1] - 2:2 goals [1] - 3:10 grant [3] - 5:14, 5:16 grants [1] - 5:15 greener [1] - 5:10 guide [1] - 3:16</p> <p style="text-align: center;">H</p> <p>H-O-T-M-A [1] - 9:11 hear [1] - 9:16 HEARING [1] - 1:1 hearing [2] - 3:3, 9:20 Hearing [1] - 9:22 heating [1] - 6:6 Heating [1] - 6:8 held [1] - 1:16 help [1] - 3:15 HEREBY [1] - 10:1 Hill [1] - 1:24 Holland [3] - 7:22, 7:23 homes [1] - 5:7 HOTMA [2] - 9:2, 9:10 household [1] - 5:23 HOUSING [2] - 1:2, 1:11 housing [4] - 3:8, 3:13, 3:23, 4:18 Housing [13] - 1:15, 1:17, 2:2, 2:3, 2:7, 3:3, 3:4, 3:7, 3:12, 3:13, 4:6, 9:3, 9:9 HUD [6] - 3:9, 4:9, 4:16, 4:21, 5:17, 6:16 Hunt [4] - 7:8, 7:9 HVAC [1] - 6:9</p> <p style="text-align: center;">I</p> <p>implementing [1] - 9:9 important [1] - 3:15 IN [1] - 1:1 included [1] - 6:4 increased [1] - 4:20 input [2] - 3:12, 3:15 introduce [1] - 3:18 inventory [1] - 5:9</p>
---	---	--

<p>issues [1] - 9:19</p>	<p>Notary [2] - 1:19, 10:12 notes [1] - 10:3 Nugent [1] - 7:18 numbers [1] - 4:10</p>	<p>PUBLIC [1] - 1:1 public [7] - 3:3, 3:13, 4:18, 8:22, 9:16, 9:18, 9:20 Public [2] - 1:19, 10:12 published [3] - 4:9, 4:16, 4:21 Purnsley [2] - 8:7, 8:8 put [1] - 9:19</p>
<p>J</p>	<p>O</p>	<p>Q</p>
<p>January [1] - 4:8 Jersey [1] - 1:24 July [1] - 4:20 June [1] - 5:12</p>	<p>O'NEILL [1] - 2:7 O'Neill [1] - 3:24 objectives [1] - 3:10 October [3] - 4:8, 4:22, 9:8 odd [3] - 7:5, 7:13, 7:16 Officer [1] - 2:4 officer [1] - 3:24 offices [1] - 1:16 old [1] - 6:2 one [7] - 4:11, 4:23, 5:7, 5:8, 6:18, 8:21, 9:17 operational [1] - 3:16 Opportunity [2] - 9:3, 9:9 outdoor [1] - 5:24 outside [1] - 4:14 Overview [1] - 1:15</p>	<p>Q-H-W-R-A [1] - 3:8 QHWRA [1] - 3:8 Quality [1] - 3:6 questions [1] - 8:20</p>
<p>K</p>	<p>P</p>	<p>R</p>
<p>Kaufman [2] - 1:19, 10:10 KAUFMAN [1] - 1:22 Kings [1] - 1:23 known [1] - 3:8 Kubas [1] - 3:23 KUBAS [1] - 2:4</p>	<p>PAGE [1] - 2:12 Parker [4] - 8:13, 8:14, 8:15 part [1] - 6:1 participants [1] - 3:13 passed [1] - 3:6 payment [2] - 4:7, 4:15 Penn [6] - 5:16, 5:20, 6:1, 6:3, 6:18, 8:12 Penn's [1] - 8:11 Pennsylvania [1] - 1:7 percent [3] - 4:9, 4:16, 4:21 period [2] - 9:7, 9:16 Phillips [1] - 7:20 Place [4] - 7:10, 7:15, 7:18, 7:20 placed [3] - 5:11, 6:16, 6:21 plan [7] - 3:5, 3:12, 3:21, 4:4, 6:10, 9:8 PLAN [1] - 1:3 Plan [1] - 1:16 plus [1] - 6:2 police [1] - 3:24 Police [2] - 2:7, 2:8 policies [1] - 3:16 present [1] - 6:21 PRESENTED [1] - 1:10 preventive [2] - 6:1, 6:5 proceedings [1] - 10:1 procurement [1] - 5:11 Program [3] - 2:3, 3:14, 4:6 program [3] - 4:18, 6:6, 9:4 programs [2] - 3:19, 5:14 promote [1] - 5:23 proposed [1] - 3:20 provide [1] - 6:14 provisions [2] - 9:9, 9:10</p>	<p>RE [1] - 1:1 read [1] - 8:11 record [1] - 6:20 reduced [1] - 5:9 regulations [1] - 9:3 released [1] - 5:17 remove [1] - 5:9 rent [6] - 4:5, 4:8, 4:16, 4:18, 4:19, 4:21 repeat [1] - 8:5 replace [1] - 6:2 replace/install [1] - 5:18 replacement [3] - 5:21, 5:22, 5:24 report [1] - 8:19 Reporter [2] - 1:19, 10:11 reporter [1] - 10:22 REPORTING [1] - 1:22 Reporting [1] - 1:23 reproduction [1] - 10:20 resident [1] - 3:13 residential [1] - 6:2 residents [1] - 5:20 Responsibility [1] - 3:7 responsible [2] - 3:9, 3:19 Richardson [1] - 7:2 Ridge [2] - 5:22, 8:16 Rodney [1] - 3:24 RODNEY [1] - 2:7 Roman [1] - 3:23 ROMAN [1] - 2:4 roofs [2] - 5:24, 6:2 Ruth [2] - 5:6, 6:17</p>
<p>L</p>	<p>PAGE [1] - 2:12 Parker [4] - 8:13, 8:14, 8:15 part [1] - 6:1 participants [1] - 3:13 passed [1] - 3:6 payment [2] - 4:7, 4:15 Penn [6] - 5:16, 5:20, 6:1, 6:3, 6:18, 8:12 Penn's [1] - 8:11 Pennsylvania [1] - 1:7 percent [3] - 4:9, 4:16, 4:21 period [2] - 9:7, 9:16 Phillips [1] - 7:20 Place [4] - 7:10, 7:15, 7:18, 7:20 placed [3] - 5:11, 6:16, 6:21 plan [7] - 3:5, 3:12, 3:21, 4:4, 6:10, 9:8 PLAN [1] - 1:3 Plan [1] - 1:16 plus [1] - 6:2 police [1] - 3:24 Police [2] - 2:7, 2:8 policies [1] - 3:16 present [1] - 6:21 PRESENTED [1] - 1:10 preventive [2] - 6:1, 6:5 proceedings [1] - 10:1 procurement [1] - 5:11 Program [3] - 2:3, 3:14, 4:6 program [3] - 4:18, 6:6, 9:4 programs [2] - 3:19, 5:14 promote [1] - 5:23 proposed [1] - 3:20 provide [1] - 6:14 provisions [2] - 9:9, 9:10</p>	<p>S</p>
<p>Lane [7] - 6:22, 6:23, 6:24, 7:1, 7:6, 7:7 leaders [1] - 3:15 locks [1] - 5:19</p>	<p>PAGE [1] - 2:12 Parker [4] - 8:13, 8:14, 8:15 part [1] - 6:1 participants [1] - 3:13 passed [1] - 3:6 payment [2] - 4:7, 4:15 Penn [6] - 5:16, 5:20, 6:1, 6:3, 6:18, 8:12 Penn's [1] - 8:11 Pennsylvania [1] - 1:7 percent [3] - 4:9, 4:16, 4:21 period [2] - 9:7, 9:16 Phillips [1] - 7:20 Place [4] - 7:10, 7:15, 7:18, 7:20 placed [3] - 5:11, 6:16, 6:21 plan [7] - 3:5, 3:12, 3:21, 4:4, 6:10, 9:8 PLAN [1] - 1:3 Plan [1] - 1:16 plus [1] - 6:2 police [1] - 3:24 Police [2] - 2:7, 2:8 policies [1] - 3:16 present [1] - 6:21 PRESENTED [1] - 1:10 preventive [2] - 6:1, 6:5 proceedings [1] - 10:1 procurement [1] - 5:11 Program [3] - 2:3, 3:14, 4:6 program [3] - 4:18, 6:6, 9:4 programs [2] - 3:19, 5:14 promote [1] - 5:23 proposed [1] - 3:20 provide [1] - 6:14 provisions [2] - 9:9, 9:10</p>	<p>safety [3] - 5:15, 5:19, 5:23 savings [1] - 6:11 schedule [1] - 4:20 scheduled [1] - 6:2 screens [1] - 5:18 second [2] - 7:19 security [4] - 5:15, 5:16, 5:18, 5:19 see [1] - 9:17</p>
<p>M</p>	<p>PAGE [1] - 2:12 Parker [4] - 8:13, 8:14, 8:15 part [1] - 6:1 participants [1] - 3:13 passed [1] - 3:6 payment [2] - 4:7, 4:15 Penn [6] - 5:16, 5:20, 6:1, 6:3, 6:18, 8:12 Penn's [1] - 8:11 Pennsylvania [1] - 1:7 percent [3] - 4:9, 4:16, 4:21 period [2] - 9:7, 9:16 Phillips [1] - 7:20 Place [4] - 7:10, 7:15, 7:18, 7:20 placed [3] - 5:11, 6:16, 6:21 plan [7] - 3:5, 3:12, 3:21, 4:4, 6:10, 9:8 PLAN [1] - 1:3 Plan [1] - 1:16 plus [1] - 6:2 police [1] - 3:24 Police [2] - 2:7, 2:8 policies [1] - 3:16 present [1] - 6:21 PRESENTED [1] - 1:10 preventive [2] - 6:1, 6:5 proceedings [1] - 10:1 procurement [1] - 5:11 Program [3] - 2:3, 3:14, 4:6 program [3] - 4:18, 6:6, 9:4 programs [2] - 3:19, 5:14 promote [1] - 5:23 proposed [1] - 3:20 provide [1] - 6:14 provisions [2] - 9:9, 9:10</p>	<p>safety [3] - 5:15, 5:19, 5:23 savings [1] - 6:11 schedule [1] - 4:20 scheduled [1] - 6:2 screens [1] - 5:18 second [2] - 7:19 security [4] - 5:15, 5:16, 5:18, 5:19 see [1] - 9:17</p>
<p>Maintenance [4] - 6:1, 6:5, 6:9, 6:15 manager [2] - 4:1, 5:3 Manager [1] - 2:6 MARIA [2] - 1:10, 2:2 Maria [1] - 3:2 market [3] - 4:8, 4:16, 4:21 MARY [1] - 2:3 Mary [2] - 3:22, 9:5 matter [1] - 10:4 means [1] - 10:21 meeting [2] - 9:17, 9:20 MILITELLO [8] - 2:3, 4:5, 6:20, 8:18, 8:23, 9:7, 9:12, 9:14 Militello [2] - 3:22, 4:3 mission [1] - 3:10 mod [1] - 6:21 Modernization [2] - 9:3, 9:10 modernization [3] - 6:17, 8:19, 9:1 modifications [1] - 9:1 MR [2] - 5:5, 8:12 MS [14] - 3:1, 4:5, 5:2, 6:20, 8:18, 8:21, 8:23, 9:5, 9:7, 9:11, 9:12, 9:13, 9:14, 9:15</p>	<p>PAGE [1] - 2:12 Parker [4] - 8:13, 8:14, 8:15 part [1] - 6:1 participants [1] - 3:13 passed [1] - 3:6 payment [2] - 4:7, 4:15 Penn [6] - 5:16, 5:20, 6:1, 6:3, 6:18, 8:12 Penn's [1] - 8:11 Pennsylvania [1] - 1:7 percent [3] - 4:9, 4:16, 4:21 period [2] - 9:7, 9:16 Phillips [1] - 7:20 Place [4] - 7:10, 7:15, 7:18, 7:20 placed [3] - 5:11, 6:16, 6:21 plan [7] - 3:5, 3:12, 3:21, 4:4, 6:10, 9:8 PLAN [1] - 1:3 Plan [1] - 1:16 plus [1] - 6:2 police [1] - 3:24 Police [2] - 2:7, 2:8 policies [1] - 3:16 present [1] - 6:21 PRESENTED [1] - 1:10 preventive [2] - 6:1, 6:5 proceedings [1] - 10:1 procurement [1] - 5:11 Program [3] - 2:3, 3:14, 4:6 program [3] - 4:18, 6:6, 9:4 programs [2] - 3:19, 5:14 promote [1] - 5:23 proposed [1] - 3:20 provide [1] - 6:14 provisions [2] - 9:9, 9:10</p>	<p>safety [3] - 5:15, 5:19, 5:23 savings [1] - 6:11 schedule [1] - 4:20 scheduled [1] - 6:2 screens [1] - 5:18 second [2] - 7:19 security [4] - 5:15, 5:16, 5:18, 5:19 see [1] - 9:17</p>
<p>N</p>	<p>PAGE [1] - 2:12 Parker [4] - 8:13, 8:14, 8:15 part [1] - 6:1 participants [1] - 3:13 passed [1] - 3:6 payment [2] - 4:7, 4:15 Penn [6] - 5:16, 5:20, 6:1, 6:3, 6:18, 8:12 Penn's [1] - 8:11 Pennsylvania [1] - 1:7 percent [3] - 4:9, 4:16, 4:21 period [2] - 9:7, 9:16 Phillips [1] - 7:20 Place [4] - 7:10, 7:15, 7:18, 7:20 placed [3] - 5:11, 6:16, 6:21 plan [7] - 3:5, 3:12, 3:21, 4:4, 6:10, 9:8 PLAN [1] - 1:3 Plan [1] - 1:16 plus [1] - 6:2 police [1] - 3:24 Police [2] - 2:7, 2:8 policies [1] - 3:16 present [1] - 6:21 PRESENTED [1] - 1:10 preventive [2] - 6:1, 6:5 proceedings [1] - 10:1 procurement [1] - 5:11 Program [3] - 2:3, 3:14, 4:6 program [3] - 4:18, 6:6, 9:4 programs [2] - 3:19, 5:14 promote [1] - 5:23 proposed [1] - 3:20 provide [1] - 6:14 provisions [2] - 9:9, 9:10</p>	<p>safety [3] - 5:15, 5:19, 5:23 savings [1] - 6:11 schedule [1] - 4:20 scheduled [1] - 6:2 screens [1] - 5:18 second [2] - 7:19 security [4] - 5:15, 5:16, 5:18, 5:19 see [1] - 9:17</p>
<p>name [1] - 3:1 New [1] - 1:24 new [3] - 5:2, 5:5, 5:13 NOFA [1] - 5:17 non [1] - 6:3 non-dwelling [1] - 6:3</p>	<p>PAGE [1] - 2:12 Parker [4] - 8:13, 8:14, 8:15 part [1] - 6:1 participants [1] - 3:13 passed [1] - 3:6 payment [2] - 4:7, 4:15 Penn [6] - 5:16, 5:20, 6:1, 6:3, 6:18, 8:12 Penn's [1] - 8:11 Pennsylvania [1] - 1:7 percent [3] - 4:9, 4:16, 4:21 period [2] - 9:7, 9:16 Phillips [1] - 7:20 Place [4] - 7:10, 7:15, 7:18, 7:20 placed [3] - 5:11, 6:16, 6:21 plan [7] - 3:5, 3:12, 3:21, 4:4, 6:10, 9:8 PLAN [1] - 1:3 Plan [1] - 1:16 plus [1] - 6:2 police [1] - 3:24 Police [2] - 2:7, 2:8 policies [1] - 3:16 present [1] - 6:21 PRESENTED [1] - 1:10 preventive [2] - 6:1, 6:5 proceedings [1] - 10:1 procurement [1] - 5:11 Program [3] - 2:3, 3:14, 4:6 program [3] - 4:18, 6:6, 9:4 programs [2] - 3:19, 5:14 promote [1] - 5:23 proposed [1] - 3:20 provide [1] - 6:14 provisions [2] - 9:9, 9:10</p>	<p>safety [3] - 5:15, 5:19, 5:23 savings [1] - 6:11 schedule [1] - 4:20 scheduled [1] - 6:2 screens [1] - 5:18 second [2] - 7:19 security [4] - 5:15, 5:16, 5:18, 5:19 see [1] - 9:17</p>

<p> seeks [1] - 3:12 Senior [3] - 6:6, 6:7, 6:19 September [1] - 5:11 service [1] - 6:15 Services [1] - 1:23 services [2] - 6:12, 6:14 set [2] - 4:9, 4:15 seven [1] - 6:18 Sheet [1] - 2:13 side [8] - 6:23, 7:5, 7:6, 7:11, 7:13, 7:16, 8:5, 8:9 Sign [1] - 2:13 Sign-in [1] - 2:13 site [2] - 6:3, 8:16 sites [3] - 6:3, 6:10, 6:13 six [1] - 4:13 size [1] - 4:10 space [2] - 5:10, 5:24 staff [1] - 6:15 standard [1] - 4:7 standards [1] - 4:15 States [1] - 1:17 status [1] - 6:17 stenographic [1] - 10:3 Steven [1] - 4:1 STEVEN [1] - 2:5 strategies [1] - 3:17 street [5] - 7:12, 7:14, 7:16, 8:6, 8:9 Street [7] - 8:13, 8:14, 8:15, 8:17 submit [1] - 3:9 substantial [1] - 8:24 supervision [1] - 10:22 Susan [2] - 1:18, 10:10 systems [1] - 6:9 </p>	<p style="text-align: center;">V</p> <p> vacant [1] - 6:16 Valentine [2] - 8:9 Video [1] - 1:23 Voucher [3] - 2:3, 3:14, 4:6 </p> <p style="text-align: center;">W</p> <p> welcome [1] - 3:1 Wellington [4] - 5:22, 6:7, 6:19, 8:16 West [9] - 6:24, 7:1, 7:2, 7:6, 7:21, 8:16 west [1] - 7:21 William [7] - 5:16, 5:20, 6:1, 6:3, 6:18, 8:11, 8:12 Wright [8] - 7:24, 8:1, 8:3 </p> <p style="text-align: center;">Y</p> <p> year [4] - 3:5, 3:11, 3:21, 6:10 years [1] - 3:17 </p> <p style="text-align: center;">Z</p> <p> zip [1] - 4:17 Zissimos [1] - 3:2 ZISSIMOS [9] - 1:10, 2:2, 3:1, 5:2, 8:21, 9:5, 9:11, 9:13, 9:15 </p>
T	
<p> Taylor [4] - 7:10, 7:11 term [1] - 6:10 Terrace [5] - 7:3, 7:8, 7:9 three [3] - 4:12, 4:24, 5:8 Tilghman [9] - 7:13, 7:14, 7:22, 8:2, 8:7, 8:8 timely [1] - 6:8 today [1] - 3:22 transcript [2] - 10:5, 10:20 trash [2] - 6:12, 6:14 Tuesday [2] - 1:6, 10:4 two [3] - 4:12, 4:23, 5:7 </p>	
U	
<p> under [3] - 3:8, 9:2, 10:21 unit [1] - 6:18 units [12] - 5:7, 5:15, 5:21, 5:24, 6:6, 6:13, 6:15, 6:16, 6:18, 6:21, 8:19 unless [1] - 10:21 updated [1] - 4:19 updates [1] - 4:4 </p>	

April 9, 2021

Sign in sheet for
Bullock Hearing

- | | | |
|---|---|----------------|
| 1 |  | May M. Zissman |
| 2 |  | David Eves |
| 3 | May M. Nulitello | May Nulitello |
| 4 |  | Roman Kuban |
| 5 |  | Steve Fischer |
| 6 |  | |
| 7 | | Rodney O'Neil |

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

Required Element	Program	Description
<p><i>Statement of Housing Need</i></p>	<p>Overview</p>	<p>US Census Data and the American Community Survey report the City of Chester’s poverty rate is 37%. A significantly aged housing stock, and rising housing and utility costs, place further demand for decent, affordable housing. Affordable housing units for families and non-elderly disabled has decreased in the last 20 years due to de-densification during public housing revitalization, outgoing portability, and the focus on developing 55 plus housing as replacement units in addition to other elderly units built by other developers. With the prior demolition and revitalization of three family public housing sites from William Penn, Lamokin Village, McCafferty Village, in addition to the proposed demolition of 45 units at the Ruth Bennett Homes, there has been an overall decrease in the number of non-elderly, non-disabled public housing units. The decrease was initially offset in the provision of vouchers, which continues to be the largest source of affordable housing for assisted households. However, portability and limited turnover continues to restrict the availability of voucher funding to new applicants.</p>
	<p>Housing Choice Voucher Program</p>	<p>The demand for affordable family housing remains high with more than 2000 applicants seeking rental assistance in the last opening of the HCVP (Housing Choice Voucher Program) waiting list in January 2023. Five hundred applicants were placed on the waiting list based on preference and lottery ranking. If additional funding becomes available, the CHA (Chester Housing Auth) will apply for additional vouchers.</p> <p>The Chester HCVP program has historically low attrition rates, with approximately 60 tenant-based voucher turnovers and 30 project-based voucher turnovers annually. Due to the predominant composition of the PBV (Project Based Voucher) housing stock, turnover in the PBV program produces opportunities for elderly and disabled individuals and not families.</p>
	<p>Public Housing</p>	<p>Public housing unit turnovers average 4.5 per month, creating less than 60 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>Demand for elderly housing continues with 572 elderly applicants waiting for affordable housing units-- Matopos (78) Edgemont and Madison Senior Apts. (288) and Gateway Senior Apartments (162) in addition 70 elderly head of households on 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	No change
		Maintaining the Waiting List	No change.
		Deconcentration	No change
	Public Housing	Eligibility	No change
		Waiting List Selection	No change
		Admission Policies/Preferences	No change
		Maintaining the Waiting List	No change
		Deconcentration	No change

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

Required Element	Program	Anticipated Resources	Amount
<i>Financial Resources</i>	Housing Choice Voucher Program	Housing Assistance Payments	16,161,185
		Administrative Fees	1,625,356
		Other Income	8,150
	Public Housing	PHA Operating Subsidy	3,506,465
		Capital Fund	2,666,806
		Tenant Rents	1,462,340
		Non-Federal Sources	0

(24 CFR 903.7) Required Element	Program	Description														
<i>Rent Determination</i>	Housing Choice Voucher Program	<p>Due to tight housing markets, HUD (Housing and Urban Development) approved payment standards set at 120% of the Small Area FMR (Fair Market Rents). 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 (Fair Market Rents) (hold harmless) or the Small Area FMR Payment Standard adopted for January 1, 2024.</p> <p>Based on the HUD-published FY 2024 Small Area Fair Market Rent, payment standards for new lease ups in the City of Chester are:</p> <table border="0" data-bbox="751 565 1029 776"> <tr> <td>Efficiency</td> <td>1089</td> </tr> <tr> <td>One Bedroom</td> <td>1210</td> </tr> <tr> <td>Two Bedroom</td> <td>1452</td> </tr> <tr> <td>Three Bedroom</td> <td>1760</td> </tr> <tr> <td>Four Bedroom</td> <td>2024</td> </tr> <tr> <td>Five Bedroom</td> <td>2328</td> </tr> <tr> <td>Six Bedroom</td> <td>2631</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	1089	One Bedroom	1210	Two Bedroom	1452	Three Bedroom	1760	Four Bedroom	2024	Five Bedroom	2328	Six Bedroom	2631
Efficiency	1089															
One Bedroom	1210															
Two Bedroom	1452															
Three Bedroom	1760															
Four Bedroom	2024															
Five Bedroom	2328															
Six Bedroom	2631															

Section B1: PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Description																		
<i>Rent Determination</i>	Public Housing	<p>The CHA flat rent schedule will be increased effective July 1, 2024, to 80% of the HUD-published FMR, October 1, 2024.</p> <table border="0" data-bbox="751 430 1428 609"> <thead> <tr> <th></th> <th style="text-align: center;"><u>Phil MSA</u></th> <th style="text-align: center;"><u>80% of Phil MSA</u></th> </tr> </thead> <tbody> <tr> <td>One Bedroom</td> <td style="text-align: center;">1451</td> <td style="text-align: center;">1160</td> </tr> <tr> <td>Two Bedroom</td> <td style="text-align: center;">1737</td> <td style="text-align: center;">1389</td> </tr> <tr> <td>Three Bedroom</td> <td style="text-align: center;">2100</td> <td style="text-align: center;">1680</td> </tr> <tr> <td>Four Bedroom</td> <td style="text-align: center;">2422</td> <td style="text-align: center;">1937</td> </tr> <tr> <td>Five Bedroom</td> <td style="text-align: center;">2785</td> <td style="text-align: center;">2228</td> </tr> </tbody> </table>		<u>Phil MSA</u>	<u>80% of Phil MSA</u>	One Bedroom	1451	1160	Two Bedroom	1737	1389	Three Bedroom	2100	1680	Four Bedroom	2422	1937	Five Bedroom	2785	2228
	<u>Phil MSA</u>	<u>80% of Phil MSA</u>																		
One Bedroom	1451	1160																		
Two Bedroom	1737	1389																		
Three Bedroom	2100	1680																		
Four Bedroom	2422	1937																		
Five Bedroom	2785	2228																		

Section B1: PHA PLAN UPDATE (24 CFR 903.7)

Required Element	Program	Area	Description
<i>Operation and Management</i>	Overall	PHA Management	CHA has combined the public housing and Housing Choice Voucher Programs into one Housing Department for similar program related functions and services. The Asset Manager oversees the physical properties and contractor activities on the site.
	Housing Choice Voucher Program	Program Management	CHA continues to process annual and interim income certifications remotely. Combined waiting list management, admissions, and eligibility for PH and HCVP. Functions centralized at the administrative office.
	Public Housing	Maintenance Management	Under the supervision of the Asset Manager
		Prevention and Eradication of Pest infestation, cockroaches	No Change
		Program Management	CHA continues to build program management capacity through a technical assistance contractor to complete annual and interim recertifications of household income and composition. Waiting list management, admissions and eligibility determinations moved to central office.

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

Required Element	Program	Area	Description
<i>Grievance Procedure</i>	Housing Choice Voucher Program	Informal Reviews	There have been no changes in the administrative policies and procedures as they relate to informal reviews since the submission of the last PHA Plan.
		Informal Hearings	There have been no changes in the administrative policies and procedures as they relate to informal hearings since the submission of the last PHA Plan.
	Public Housing	Informal Reviews	There have been no changes in the grievance policies and procedures as they relate to informal reviews since the submission of the last PHA Plan.
		Informal Hearings	No Change.

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

Required Element		Description		
Homeownership		<p>The CHA will continue to establish partnerships to encourage the development of affordable homeownership units in Chester.</p> <p>The CHA anticipates that most homeownership opportunities in FY 2025-2029 will come through participants exercising the Housing Choice Voucher Program Homeownership Option.</p>		
<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	Earned income opportunities through resident participation programs, transportation services, moving assistance, and building monitoring positions. CHA continues to engage a program participant who has their own cleaning business to conduct housekeeping classes for Housing Choice Program participants to promote healthy lifestyles and successful tenancies. A training manual was also developed by the participant with technical assistance from the Chester Housing Authority.
	Public Housing	Programs offering Services and Amenities to assisted families	Supportive services and public health referrals through COSA, CYS (Children & Youth Services), and the Office of Behavioral Health.
		Economic and Self-Sufficiency Programs	Entrepreneurship and Innovation Center created 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 (Admissions and Continued Occupancy Policy), 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 and continue to experience loss of income and other negative household traumas. CHA implemented a tenancy preservation and eviction prevention program by hiring a client services 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	<p>The City of Chester has been a haven of drug and violent activity for many years. However, in 2023, the city experienced a 60% drop in homicides due to community policing initiatives. However, CHA has experienced an increase in loitering and trespassing on our senior sites.</p> <p>CHA Police maintain a 24/7 dispatch center that residents call for police or maintenance assistance. The presence of CHA police tends to provide a sense of security for the residents as well as deter many crimes.</p>
		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 patrolling the Matopos Senior Village, Edgemont, Madison, and Gateway Senior Apartments and dispatching calls for service to all CHA properties.</p> <p>CHA police officers maintain a constant assault on drugs and gang activity at the public housing developments. Officers work to keep corners clear of loiterers, to ensure a safer environment for all residents to enjoy. We have found that clear corners equal fewer problems of drug and violent activity at our sites.</p> <p>Throughout the term of the Five-Year Plan, the CHA will seek grants to update and install cameras at all sites.</p> <p>CHA will continue to enforce the debarment portion of the Trespass Policy as it has been an effective deterrent in reducing crime in our developments. In addition, CHA limits access to the basketball courts to residents to reduce drug activity in that area.</p> <p>CHA entered a cooperation agreement with the Delaware County District Attorney's Office to share surveillance cameras in real time with Chester City police.</p>
		Coordination between the PHA and City police to carry out crime prevention measures and activities	<p>CHA police work in close tandem with city of Chester Police in all areas of the city, not just our sites, as the city police work with us on keeping our sites safe. Many instances of cooperation occur throughout any given year, including drug raids, weapons confiscation, access to police incident reports, warrant service, etc. The CHA also entered into a security agreement for a private apartment building in a high crime area.</p>

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

Required Element	Program	Area	Description
------------------	---------	------	-------------

<p>Pet Policy</p>	<p>Public Housing, Only</p>	<p>Ownership of pets in public housing</p>	<p>There have been no updates to the Pet Policy since the submission of the last PHA Plan.</p>
<p>Substantial Deviation</p>	<p>PH and HCVP</p>		<p>There have been no substantial deviations since submission of the last PHA Plan.</p>
<p>Significant Amendment or Modification</p>	<p>PH and HCVP</p>		<p>Planned demolition of 45 units at the Ruth L Bennett Homes. Implementation of HOTMA (Housing Opportunity Through Modernization Act) provisions by January 1, 2025.</p>

<p>Asset Management</p>	<p>Public Housing Programs</p>	<p>Long Term Operating</p>	<p>The CHA continues to employ private management, co-management, and resident involvement to ensure the long-term marketability and viability of its public housing stock.</p> <p>The amp-based accounting system was fully implemented in 2008 and the CHA completed a comprehensive physical needs assessment in 2009 and again in 2019 for Ruth L Bennett Homes.</p> <p>Resident leaders submit requests for capital improvements and modernization at each of the CHA-managed sites during the annual planning process.</p> <p>CHA will complete a Physical Needs Assessment (PNA) and Environmental review for all its sites in FY 2025.</p>
-------------------------	--------------------------------	----------------------------	--

		<p>Capital Investment –</p>	<p><u>Ruth Bennett-</u> Pending funding availability, CHA will upgrade exterior lights to energy efficient LED type fixtures, 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; 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 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.</p> <p><u>Wellington Ridge-</u> Pending funding availability, CHA will upgrade exterior lights to energy efficient LED type fixtures, 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. Deck replacements.</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 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> <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>William Penn Homes- Pending funding available-change forced hot air heating to a heating/cooling system (central air), renovate community center basement, 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>Rehabilitation</p>	<p>William Penn - Pending funding available-change forced hot air heating to a heating/cooling system (central air), renovate community center basement, repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs;; installation of erosion control measures in designated areas of the property; installation of property signage and building identification; removal and replacement of inefficient HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency; power washing of exterior of all buildings; window replacement all units.</p> <p>Ruth Bennett - Pending funding availability, CHA will upgrade exterior lights to energy efficient LED type fixtures, install 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; 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 erosion control measures in designated areas of the property; installation of property signage and building identification; installation of residential electronic door-locks, removal and replacement of inefficient HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency.</p> <p>Chatham Estates Family – Pending funding available, repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs; installation of building</p>
--	--	-----------------------	--

			<p>buildings and sidewalks; trip hazard repairs; installation of building entry and intercom systems; installation of fire detection and monitoring systems; removal and replacement of all common area degraded floor and carpet systems; installation of site-wide security cameras; installation of erosion control measures in designated areas of the property; installation of property signage and building identification; installation of residential electronic door-locks to improve resident safety; removal and replacement of inefficient HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency.</p> <p>Chatham Senior- Pending funding availability, repair and installation of roof and gutter systems; removal and replacement of worn and outdated kitchen and bathroom cabinetry; installation of carbon monoxide detectors in all residential units; power washing of buildings and sidewalks; trip hazard repairs; installation of fire detection and monitoring systems; removal and replacement of all common area degraded floor and carpet systems; installation of site-wide security cameras; installation of erosion control measures in designated areas of the property; installation of property signage and building identification; installation of residential electronic door-locks to improve resident safety; modernize community kitchen space; removal and replacement of inefficient HVAC units with high efficiency systems; removal and replacement of windows with deteriorated seals and installation of weather stripping on all doors to improve energy efficiency.</p> <p>Wellington Ridge - Pending funding availability, CHA will upgrade exterior lights to energy efficient LED type fixtures, install 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</p>
--	--	--	---

			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 doorlocks 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.
		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	Ruth Bennett – demolish 45 vacant units
		Other Needs	<p>Continue resident training on fire-safety awareness, REAC (Real Estate Assessment Center) inspection protocols and resident self-sufficiency training.</p> <p>Identify needs and available resources to replace obsolete maintenance vehicles and equipment throughout 2025-2029 Five Year Plan.</p>

Section B.2: New Activities

Program/Initiative	Project Number	Unit Count	Description	Timeline
HOPE VI or Mix Finance Modernization or Development		TBD	<p>6th Street Redevelopment</p> <p>Pending financing available, erect a mixed-use building with commercial space and housing units.</p> <p>Exploration began in FY 2019 and continued throughout the FY 2020-2024 Five Year Plan to determine feasibility of project. No viable options to date.</p>	<p>Starting in July 2025, reevaluate funding available to complete this project.</p>

Section B.2: New Activities

Program/Initiative	Project Number	Number of Units	Unit Size	Accessibility Features	Description	Timeline
Demolition or Disposition	AMP 11 Ruth L Bennett Homes	45	5- 1 BR 20-2 BR 19- 3 BR 1-5 BR	None	Remove from inventory. Reduce density and create more green space.	Application in by September 2024. Demolition procured and completed by June 2025.

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	Resubmitted March 2024	24	24
		Chatham Estates Senior Village	Elderly, only	Approved	Resubmitted March 2024	40	40
		Matopos Senior Village	Elderly, only	Approved	Resubmitted March 2024	82	29
		Edgemont Senior Apartments	Elderly, only	Approved	Resubmitted March 2024	87	25
		Madison Senior Apartments	Elderly, only	Approved	Resubmitted March 2024	38	13
		Gateway Apts.	Elderly, only	Approved	Resubmitted March 2024	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	0	William Penn Ruth Bennett Chatham Family Wellington Heights	By January 2025, the CHA will implement the HOTMA regulations regarding income limits.

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 1633. The CHA has 292 project-based assisted units under AHAP/HAP and may accept proposals up to the maximum allowable number of projects based assisted units, 318.</p> <p>Pending current funding levels, the CHA will provide project-based vouchers 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. <i>Community Hospital site is pending outcome of 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-nine (59) participants have completed the class to date.</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> <p>Housekeeping inspections are critical to successful NSPIRE inspection due to infinite point loss in this area.</p>

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	161	William Penn	Security Grant- When Emergency Safety and Security Funding NOFA is released by HUD, CHA will apply for funds to replace/ install entry and screen doors and electronic locks for the safety and security of the residents at the William Penn Homes.
Replacement of decks	21	Wellington Ridge	Replace deteriorating decks to ensure household safety and promote enjoyment of outdoor space.
Replacement of roofs	163	William Penn	As part of preventive maintenance schedule, replace 20-year-old plus residential roofs at the William Penn site. Non-dwelling units included.
Contracted Preventive Maintenance Program-A/C and Heating	66	Chatham Senior and Wellington Sr Apartments	CHA contracted with Delfera Heating and Cooling to ensure timely maintenance of HVAC systems. Will expand to other sites during the term of the Five-Year Plan if contracting out achieves cost savings.
Contracted Trash Collection Services	800	All sites and Admin building	CHA will contract for trash collection services to provide CHA maintenance staff with more time to service units.
HUD Approved Vacant Units Placed in Modernization Status	125 7 1	Ruth L Bennett William Penn Wellington Sr.	Due to the age and condition of units, vacant and recently turned units at the RLB Homes have been placed in HUD Approved Modernization status for up to two years. Pending funding available, the CHA anticipates returning 40 vacant units to the inventory per year over the next two years through contracted services. Wm Penn units with fascia and water damage were also placed in Modernization. One unit at Wellington Senior placed in Modernization pending roof repairs.

B. 2 New Activities

MOD UNITS

Ruth L Bennett

Printed By MARY MILITELLO

Unit	Address	Apt	City	State	Zip	Beds	Dev	Project Name	Project Number	Building	Year (Age)	Occupied	Building / Entrance
RB1042	1101 CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	116	1996 (28)	<input type="checkbox"/>	116 - 1 - 110
RB1043	1103 CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	116	1996 (28)	<input type="checkbox"/>	116 - 2 - 110
RB1044	1105 CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	116	1996 (28)	<input type="checkbox"/>	116 - 3 - 110
RB1045	1107 CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	116	1996 (28)	<input type="checkbox"/>	116 - 4 - 110
RB1046	1109 CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	116	1996 (28)	<input type="checkbox"/>	116 - 5 - 110
RB1047	1111 CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	116	1996 (28)	<input type="checkbox"/>	116 - 6 - 111
RB1048	1113 CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	116	1996 (28)	<input type="checkbox"/>	116 - 7 - 111
RB1049	1117 CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	117	1942 (82)	<input type="checkbox"/>	117 - 1 - 111
RB1050	1119 CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	117	1942 (82)	<input type="checkbox"/>	117 - 2 - 111
RB1051	1121 CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	117	1942 (82)	<input type="checkbox"/>	117 - 3 - 112
RB1052	1123 CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	117	1942 (82)	<input type="checkbox"/>	117 - 4 - 112
RB1053	1125 CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	117	1942 (82)	<input type="checkbox"/>	117 - 5 - 112
RB1054	1127 CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	117	1942 (82)	<input type="checkbox"/>	117 - 6 - 112
RB1055	1129 CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	117	1942 (82)	<input type="checkbox"/>	117 - 7 - 112
RB1056	1133 CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	118	1996 (28)	<input type="checkbox"/>	118 - 1 - 113
RB1057	1135 CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	118	1996 (28)	<input type="checkbox"/>	118 - 2 - 113
RB1058	1137 CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	118	1996 (28)	<input type="checkbox"/>	118 - 3 - 113
RB1060	1141 CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	118	1996 (28)	<input type="checkbox"/>	118 - 5 - 114
RB1066	1207 CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	119	1996 (28)	<input type="checkbox"/>	119 - 4 - 120
RB1115	1214 WEST CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	124	1996 (28)	<input type="checkbox"/>	124 - 8 - 121
RB1116	1212 WEST CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	124	1996 (28)	<input type="checkbox"/>	124 - 9 - 121
RB1117	1210 WEST CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	124	1996 (28)	<input type="checkbox"/>	124 - 10 - 12
RB1118	1208 WEST CARLA'S LN		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	124	1996 (28)	<input type="checkbox"/>	124 - 11 - 12
RB1119	1206 WEST CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	124	1996 (28)	<input type="checkbox"/>	124 - 12 - 12
RB1120	1204 WEST CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	124	1996 (28)	<input type="checkbox"/>	124 - 13 - 12
RB1121	1202 WEST CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	124	1996 (28)	<input type="checkbox"/>	124 - 14 - 12
RB1122	1200 WEST CARLA'S LN		CHESTER	PA	19013	5	011	AMP 11 RUTH	PA007000011	124	1996 (28)	<input type="checkbox"/>	124 - 15 - 12

MOD UNITS

Printed By MARY MILITELLO

Unit	Address	Apt	City	State	Zip	Beds	Dev	Project Name	Project Number	Building	Year (Age)	Occupied	Building / Entrance
RB1126	1140 WEST CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	125	1996 (28)	<input type="checkbox"/>	125 - 1 - 114
RB1129	1134 WEST CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	125	1996 (28)	<input type="checkbox"/>	125 - 4 - 113
RB1130	1132 WEST CARLA'S LN		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	125	1996 (28)	<input type="checkbox"/>	125 - 5 - 113
RB1132	1128 WEST CARLA'S LN		CHESTER	PA	19013	5	011	AMP 11 RUTH	PA007000011	125	1996 (28)	<input type="checkbox"/>	125 - 7 - 112
RB1136	1118 WEST CARLA'S LN		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	126	1996 (28)	<input type="checkbox"/>	126 - 2 - 111
RB1148	1405 WEST CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	127	1996 (28)	<input type="checkbox"/>	127 - 6 - 140
RB1149	1403 WEST CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	127	1996 (28)	<input type="checkbox"/>	127 - 7 - 140
RB1150	1402 RICHARDSON TER		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	128	1942 (82)	<input type="checkbox"/>	128 - 1 - 140
RB1154	1410 RICHARDSON TER		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	128	1942 (82)	<input type="checkbox"/>	128 - 5 - 141
RB1155	1412 RICHARDSON TER		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	128	1942 (82)	<input type="checkbox"/>	128 - 6 - 141
RB1163	1415 RICHARDSON TER		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	129	1996 (28)	<input type="checkbox"/>	129 - 2 - 141
RB1165	1411 RICHARDSON TER		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	129	1996 (28)	<input type="checkbox"/>	129 - 4 - 141
RB1166	1409 RICHARDSON TER		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	129	1996 (28)	<input type="checkbox"/>	129 - 5 - 140
RB1167	1407 RICHARDSON TER		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	129	1996 (28)	<input type="checkbox"/>	129 - 6 - 140
RB1168	1405 RICHARDSON TER		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	129	1996 (28)	<input type="checkbox"/>	129 - 7 - 140
RB1169	1403 RICHARDSON TER		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	129	1996 (28)	<input type="checkbox"/>	129 - 8 - 140
RB1182	1109 WEST CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	131	1996 (28)	<input type="checkbox"/>	131 - 4 - 110
RB1184	1105 WEST CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	131	1996 (28)	<input type="checkbox"/>	131 - 6 - 110
RB1185	1103 WEST CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	131	1996 (28)	<input type="checkbox"/>	131 - 7 - 110
RB1186	1102 CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	132	1996 (28)	<input type="checkbox"/>	132 - 1 - 110
RB1187	1104 CARLA'S LN		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	132	1996 (28)	<input type="checkbox"/>	132 - 2 - 110
RB1188	1106 CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	132	1996 (28)	<input type="checkbox"/>	132 - 3 - 110
RB1189	1108 CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	132	1996 (28)	<input type="checkbox"/>	132 - 4 - 110
RB1190	1110 CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	132	1996 (28)	<input type="checkbox"/>	132 - 5 - 111
RB1191	1112 CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	132	1996 (28)	<input type="checkbox"/>	132 - 6 - 111
RB1192	1114 CARLA'S LN		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	132	1996 (28)	<input type="checkbox"/>	132 - 7 - 111
RB1193	1116 CARLA'S LN		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	132	1996 (28)	<input type="checkbox"/>	132 - 8 - 111

MOD UNITS

Printed By MARY MILITELLO

Unit	Address	Apt	City	State	Zip	Beds	Dev.	Project Name	Project Number	Building	Year (Age)	Occupied	Building / Entrance
RB1196	1012 CARLA'S LN		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	133	1996 (28)	<input type="checkbox"/>	133 - 1 - 101
RB1203	1001 HUNT TER		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	134	1996 (28)	<input type="checkbox"/>	134 - 1 - 100
RB1204	1003 HUNT TER		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	134	1996 (28)	<input type="checkbox"/>	134 - 2 - 100
RB1206	1007 HUNT TER		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	134	1996 (28)	<input type="checkbox"/>	134 - 4 - 100
RB1207	1009 HUNT TER		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	134	1996 (28)	<input type="checkbox"/>	134 - 5 - 100
RB1208	1011 HUNT TER		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	134	1996 (28)	<input type="checkbox"/>	134 - 6 - 101
RB1209	1013 HUNT TER		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	134	1996 (28)	<input type="checkbox"/>	134 - 7 - 101
RB1212	1015 TAYLOR'S PL		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	135	1996 (28)	<input type="checkbox"/>	135 - 2 - 101
RB1213	1013 TAYLOR'S PL		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	135	1996 (28)	<input type="checkbox"/>	135 - 3 - 101
RB1215	1009 TAYLOR'S PL		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	135	1996 (28)	<input type="checkbox"/>	135 - 5 - 100
RB1220	1000 TAYLOR'S PL		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	136	1996 (28)	<input type="checkbox"/>	136 - 1 - 100
RB1221	1002 TAYLOR'S PL		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	136	1996 (28)	<input type="checkbox"/>	136 - 2 - 100
RB1222	1004 TAYLOR'S PL		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	136	1996 (28)	<input type="checkbox"/>	136 - 3 - 100
RB1223	1006 TAYLOR'S PL		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	136	1996 (28)	<input type="checkbox"/>	136 - 4 - 100
RB1224	1008 TAYLOR'S PL		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	136	1996 (28)	<input type="checkbox"/>	136 - 5 - 100
RB1225	1010 TAYLOR'S PL		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	136	1996 (28)	<input type="checkbox"/>	136 - 6 - 101
RB1226	1012 TAYLOR'S PL		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	136	1996 (28)	<input type="checkbox"/>	136 - 7 - 101
RB1227	1014 TAYLOR'S PL		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	136	1996 (28)	<input type="checkbox"/>	136 - 8 - 101
RB1231	1017 TILGHMAN ST		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	137	1996 (28)	<input type="checkbox"/>	137 - 1 - 101
RB1232	1015 TILGHMAN ST		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	137	1996 (28)	<input type="checkbox"/>	137 - 2 - 101
RB1233	1013 TILGHMAN ST		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	137	1996 (28)	<input type="checkbox"/>	137 - 3 - 101
RB1234	1011 TILGHMAN ST		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	137	1996 (28)	<input type="checkbox"/>	137 - 4 - 101
RB1238	1003 TILGHMAN ST		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	137	1996 (28)	<input type="checkbox"/>	137 - 8 - 100
RB1239	1001 TILGHMAN ST		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	137	1996 (28)	<input type="checkbox"/>	137 - 9 - 100
RB1241	1434 COPELAND PL		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	138	1996 (28)	<input type="checkbox"/>	138 - 2 - 143
RB1242	1432 COPELAND PL		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	138	1996 (28)	<input type="checkbox"/>	138 - 3 - 143
RB1243	1430 COPELAND PL		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	138	1996 (28)	<input type="checkbox"/>	138 - 4 - 143

MOD UNITS

Printed By MARY MILITELLO

Unit	Address	Apt	City	State	Zip	Beds	Dev	Project Name	Project Number	Building	Year (Age)	Occupied	Building / Entran
RB1249	1427 COPELAND PL		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	139	1996 (28)	<input type="checkbox"/>	139 - 3 - 142
RB1250	1429 COPELAND PL		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	139	1996 (28)	<input type="checkbox"/>	139 - 4 - 142
RB1251	1431 COPELAND PL		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	139	1996 (28)	<input type="checkbox"/>	139 - 5 - 143
RB1252	1433 COPELAND PL		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	139	1996 (28)	<input type="checkbox"/>	139 - 6 - 143
RB1253	1435 COPELAND PL		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	139	1996 (28)	<input type="checkbox"/>	139 - 7 - 143
RB1266	1423 NUGENT PL 1ST FLOOR		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	141	1996 (28)	<input type="checkbox"/>	141 - 1 - 142
RB1268	1427 NUGENT PL 2ND FLOO		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	141	1996 (28)	<input type="checkbox"/>	141 - 3 - 142
RB1276	1443 NUGENT PL 2ND FLOO		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	141	1996 (28)	<input type="checkbox"/>	141 - 11 - 14
RB1277	1445 NUGENT PL 1ST FLOOR		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	141	1996 (28)	<input type="checkbox"/>	141 - 12 - 14
RB1282	927 PHILLIPS PL 1ST FLOOR		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	142	1996 (28)	<input type="checkbox"/>	142 - 4 - 927
RB1307	1420 WEST 11TH ST		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	145	1996 (28)	<input type="checkbox"/>	145 - 2 - 142
RB1311	1428 WEST 11TH ST		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	145	1996 (28)	<input type="checkbox"/>	145 - 6 - 142
RB1313	1432 WEST 11TH ST		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	145	1996 (28)	<input type="checkbox"/>	145 - 8 - 143
RB1314	1101 TILGHMAN ST		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	145	1996 (28)	<input type="checkbox"/>	145 - 9 - 110
RB1318	1433 HOLLAND TER		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	146	1996 (28)	<input type="checkbox"/>	146 - 1 - 143
RB1324	1421 HOLLAND TER		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	146	1996 (28)	<input type="checkbox"/>	146 - 7 - 142
RB1325	1419 HOLLAND TER		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	146	1996 (28)	<input type="checkbox"/>	146 - 8 - 141
RB1326	1419 WRIGHT TER		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	147	1996 (28)	<input type="checkbox"/>	147 - 1 - 141
RB1327	1421 WRIGHT TER		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	147	1996 (28)	<input type="checkbox"/>	147 - 2 - 142
RB1331	1429 WRIGHT TER		CHESTER	PA	19013	4	011	AMP 11 RUTH	PA007000011	147	1996 (28)	<input type="checkbox"/>	147 - 6 - 142
RB1332	1431 WRIGHT TER		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	147	1996 (28)	<input type="checkbox"/>	147 - 7 - 143
RB1333	1201 TILGHMAN ST		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	147	1996 (28)	<input type="checkbox"/>	147 - 8 - 120
RB1338	1203 TILGHMAN ST		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	147	1996 (28)	<input type="checkbox"/>	147 - 9 - 120
RB1339	1430 WRIGHT TER		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	148	1996 (28)	<input type="checkbox"/>	148 - 1 - 143
RB1340	1428 WRIGHT TER		CHESTER	PA	19013	4	011	AMP 11 RUTH	PA007000011	148	1996 (28)	<input type="checkbox"/>	148 - 2 - 142
RB1341	1426 WRIGHT TER		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	148	1996 (28)	<input type="checkbox"/>	148 - 3 - 142
RB1342	1424 WRIGHT TER		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	148	1996 (28)	<input type="checkbox"/>	148 - 4 - 142

MOD UNITS

Printed By MARY MILITELLO

Unit	Address	Apt	City	State	Zip	Beds	Dev	Project Name	Project Number	Building	Year (Age)	Occupied	Building / Entran
RB1343	1422 WRIGHT TER		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	148	1996 (28)	<input type="checkbox"/>	148 - 5 - 142
RB1344	1420 WRIGHT TER		CHESTER	PA	19013	1	011	AMP 11 RUTH	PA007000011	148	1996 (28)	<input type="checkbox"/>	148 - 6 - 142
RB1345	1418 WRIGHT TER		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	148	1996 (28)	<input type="checkbox"/>	148 - 7 - 141
RB1351	1429 PURNSLEY TER		CHESTER	PA	19013	4	011	AMP 11 RUTH	PA007000011	149	1996 (28)	<input type="checkbox"/>	149 - 6 - 142
RB1358	1207 TILGHMAN ST		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	149	1996 (28)	<input type="checkbox"/>	149 - 9 - 120
RB1359	1430 PURNSLEY TER		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	150	1996 (28)	<input type="checkbox"/>	150 - 1 - 143
RB1360	1428 PURNSLEY TER		CHESTER	PA	19013	4	011	AMP 11 RUTH	PA007000011	150	1996 (28)	<input type="checkbox"/>	150 - 2 - 142
RB1366	1301 TILGHMAN ST		CHESTER	PA	19013	4	011	AMP 11 RUTH	PA007000011	151	1996 (28)	<input type="checkbox"/>	151 - 1 - 130
RB1368	1305 TILGHMAN ST		CHESTER	PA	19013	4	011	AMP 11 RUTH	PA007000011	151	1996 (28)	<input type="checkbox"/>	151 - 3 - 130
RB1371	1311 TILGHMAN ST		CHESTER	PA	19013	4	011	AMP 11 RUTH	PA007000011	151	1996 (28)	<input type="checkbox"/>	151 - 6 - 131
RB1378	1310 VALENTINE TER		CHESTER	PA	19013	4	011	AMP 11 RUTH	PA007000011	152	1996 (28)	<input type="checkbox"/>	152 - 1 - 131
RB1379	1308 VALENTINE TER		CHESTER	PA	19013	4	011	AMP 11 RUTH	PA007000011	152	1996 (28)	<input type="checkbox"/>	152 - 2 - 130
RB1380	1306 VALENTINE TER		CHESTER	PA	19013	4	011	AMP 11 RUTH	PA007000011	152	1996 (28)	<input type="checkbox"/>	152 - 3 - 130
RB1381	1304 VALENTINE TER		CHESTER	PA	19013	4	011	AMP 11 RUTH	PA007000011	152	1996 (28)	<input type="checkbox"/>	152 - 4 - 130
RB1384	1413 CONCORD AVE		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	153	1996 (28)	<input type="checkbox"/>	153 - 4 - 141
RB1385	1411 CONCORD AVE		CHESTER	PA	19013	2	011	AMP 11 RUTH	PA007000011	153	1996 (28)	<input type="checkbox"/>	153 - 2 - 141
RB1388	1405 CONCORD AVE		CHESTER	PA	19013	3	011	AMP 11 RUTH	PA007000011	153	1996 (28)	<input type="checkbox"/>	153 - 5 - 140

Mod Units

Wm Penn

Printed By MARY MILITELLO

Unit	Address	Apt	City	State	Zip	Beds	Dev	Project Name	Project Number	Building	Year (Age)	Occupied	Building / Entrance
WP002	403 PARKER ST		CHESTER	PA	19013	1	010	AMP 10 WILL	PA007000010	1	1998 (26)	<input type="checkbox"/>	1 - 2 - 403 PA
WP007	413 PARKER ST		CHESTER	PA	19013	2	010	AMP 10 WILL	PA007000010	1	1998 (26)	<input type="checkbox"/>	1 - 7 - 413 PA
WP018	412 AARONS WY		CHESTER	PA	19013	5	010	AMP 10 WILL	PA007000010	2	1998 (26)	<input type="checkbox"/>	2 - 7 - 412 AA
WP082	404 FRANKLIN ST		CHESTER	PA	19013	4	010	AMP 10 WILL	PA007000010	10	1998 (26)	<input type="checkbox"/>	10 - 3 - 404 F
WP086	412 FRANKLIN ST		CHESTER	PA	19013	5	010	AMP 10 WILL	PA007000010	10	1998 (26)	<input type="checkbox"/>	10 - 7 - 412 F
WP093	307 PARKER ST		CHESTER	PA	19013	2	010	AMP 10 WILL	PA007000010	11	1998 (26)	<input type="checkbox"/>	11 - 4 - 307 P
WP100	321 PARKER ST		CHESTER	PA	19013	3	010	AMP 10 WILL	PA007000010	11	1998 (26)	<input type="checkbox"/>	11 - 11 - 321

Mod Unit

Wellington Sr.

Printed By MARY MILITELLO

Unit	Address	Apt	City	State	Zip	Beds	Dev	Project Name	Project Number	Building	Year (Age)	Occupied	Building / Entran
PHWR026	3014 W 13TH STREET	T	CHESTER	PA	19013	1	0015	WELLINGTON	PA007000015	WR026	2002 (22)	<input type="checkbox"/>	WR026 - W 1

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 2020	12/31/2023
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 2021	12/31/2023
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 2022	12/31/2023
Internal Schedule in lieu of HUD 50075.1	Annual Statement/Performance and Evaluation Report- Capital Fund Program and Capital Fund Replacement Housing Factor	PA01P007501-23	FFY 2023	12/31/2023
Internal Schedule in lieu of HUD 50075.1	5 Year Action Plan		FFY 2024 - 2028	

CHESTER HOUSING AUTHORITY
PA007

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)	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
1406 OPERATIONS											
		ALL	Supplement AMP operations		576,194.00	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		576,194.00	-
1408 MGMT IMPROVEMENT											
		ALL	Web Site update for ADA compliance								-
		ALL	Training	Occupancy, Maintenance & Housing Software	5,000.00	5,000.00	-	-			-
SubTotal 1408 - Mgmt Improvements					5,000.00	5,000.00		-		-	-
1410 ADMINISTRATION											
		ALL	CFP Fee		230,477.00	231,720.00	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		231,720.00	-
1480 GENERAL CAPITAL ACTIVITY											
<i>Contract Administration</i>											
	1430										
		ALL	A&E	N/A	150,000.00	152,837.01	152,837.01	152,837.01	01/01/20	152,837.01	-
		ALL	Advertising	1 Ad	3,500.00	534.46	534.46	534.46		534.46	-
		ALL	Energy Audit								-
		ALL	PNA/Environmental Reviews								-
		ALL	Environmental Reviews								-
		11-RB	Urban Farm Initiative	Farm Manager	46,725.00	40,965.85	16,606.83	16,606.83	06/01/20	16,606.83	-
<i>Subtotal - contract administration</i>					-	200,225.00	194,337.32	169,978.30		169,978.30	-
<i>Dwelling Unit - Site Work</i>											
	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								-

CHESTER HOUSING AUTHORITY

PA007

				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)	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Erosion Control								-
		11-RB	Exterior Power Washing								-
		11-RB	Lighting - LED high density discharge wall packs replacement								-
		11-RB	Road resurfacing								-
		11-RB	Security Camera								-
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)								-
		11-RB	Sidewalk (trip hazard) repairs								-
		11-RB	Signage & Unit ID Numbers								-
		11-RB	Site Fencing								-
		11-RB	Speed Bumps								-
		13-CF	Erosion Control								-
		13-CF	Exterior Power Washing								-
		13-CF	Road resurfacing								-
		13-CF	Security Cameras								-
		13-CF	Sidewalk (trip hazard) repairs								-
		13-CF	Signage & Unit ID Numbers								-
		13-CF	Speed Bumps								-
		14-CS	Erosion Control								-
		14-CS	Security Cameras								-
		14-CS	Signage & Unit ID Numbers								-
		15-WR	Erosion Control								-
		15-WR	Security Cameras	25 Cameras (Expand from 2019 CFP)	175,000.00	222,488.68	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		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								-

CHESTER HOUSING AUTHORITY

PA007

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)	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		10-WP	Furnace replacement (3 & 4 BRs)								-
		10-WP	Furnace replacement (5 BR)								-
		10-WP	Gut Units - excess damage								-
		10-WP	Kitchen Cabinet Replacement								-
		10-WP	Mold remediation								-
		10-WP	Utility Meters - Self Metering								-
		10-WP	Roof repairs								-
		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	1 Unit - TRINITY: 319 Parker	35,000.00	1,725.00	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	7 Units - COLEMAN: 1111 & 1115 W Carlas; 1406, 1408, 1413, 1415 & 1417 Richardson; 6 Buildings: Carla's Lane 128/131, Fire Sprinklers - Bldg 118/133/126, Crawl Space Repair - Carla's Ln 129; DAWGS	800,000.00	860,746.48	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	FUNGE from 5-YR PLAN - 20 Cameras			123,331.44	123,331.44	10/31/22	123,331.44	-

CHESTER HOUSING AUTHORITY

PA007

				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)	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden	8 units (Expand from 2018 CFP) - BHP: 1205, 1207, 1209 & 1408 Carla's Lane; TRINITY: 1433, 1435, 1431 & 1437 Nugent	77,882.00	35,705.16	41,732.74	41,732.74		41,732.74	-
		11-RB	Water infrastructure repairs								-
		13-CF	Locks - Electronic								-
		13-CF	Central Air								-
		13-CF	Exterior hand rail painting								-
		13-CF	Fire suppression system repairs								-
		13-CF	Flooring replacement								-
		13-CF	Furnace (gas) replacement 100								-
		13-CF	HVAC Unit upgrades								-
		13-CF	Kitchen Cabinet Replacement								-
		13-CF	Mold remediation								-
		13-CF	Roof repairs								-
		13-CF	Termite eradication								-
		13-CF	Window Replacement & Repairs	2 Units - TRINITY: 1602 Lily, 502 Mosley	35,000.00	35,075.00	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								-

CHESTER HOUSING AUTHORITY

PA007

				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)	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		15-WR	HVAC Unit replace/repair								-
		15-WR	Mold remediation								-
		15-WR	Roof & gutter repairs/replacement								-
		15-WR	Window Replacement & Repairs	TRINITY: 3020 W 13th(4), 3022 W 13th(3), 3024 W 13th(3), 3030 W 13th St(2), 3028 W 13th St(4), 3018 W 13th(4)3013 W 12th(3), 3019W 12th(5), 1107 Booth(5), 1109 Booth(5),1603 Martin(5), 1605 Martin(5), 609 Floreence(3), 607 Florence(5), 500 Mosley Ct(5)	70,000.00	48,300.00	48,300.00	48,300.00	11/29/21	48,300.00	-
		ALL	Auto Shutoff Sprinkler Heads								-
		ALL	Install CO2 detectors	50 Detectors		6,330.36	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	1,117,241.02	1,117,241.02		1,117,241.02	-
<i>Dwelling Unit - Interior</i>											
	1465										
		ALL	Appliances								-
<i>Subtotal - dwelling unit interior - old 1465</i>					-	-	-	-		-	-
<i>Non-Dwelling Unit - Interior</i>											
	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 - FUNGE to 2023 - 2027 5-YR PLAN	100,000.00	100,000.00	-				-
		11-RB	Community/Maint Center Renovation								-
		11-RB	Solar/Green Initiative								-
		13-CF	Exterior lighting								-
		15-WR	Community Center Reno (incl. admin office space)								-
		ALL	Site Redevelopment - 6th Street								-
<i>Subtotal - non-dwelling unit interior</i>					100,000.00	100,000.00	-	-		-	-
<i>Non-Dwelling Equipment (Hard & Soft)</i>											
	1475										
		ALL	Litter vacuum (street type)								-
		ALL	Bucket Truck								-
		ALL	Pressure Washers								-
		ALL	Trash Truck								-
		ALL	Upgrade Computer Sytesm								-

CHESTER HOUSING AUTHORITY

PA007

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)	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Urban Farm Initiative Equipment								-
<i>Subtotal - non-dwelling equipment</i>					-	-	-	-		-	-
SubTotal 1480 - General Capital Activity					1,493,107.00	1,504,708.00	1,509,708.00	1,509,708.00		1,509,708.00	-
9001 BOND DEBT OBLIGATION											
		GATE	Development Activities								-
SubTotal 9001 - Bond Debt Obligation					-	-	-	-		-	-
TOTALS					2,304,778.00	2,317,622.00	2,317,622.00	2,317,622.00		2,317,622.00	-

CHESTER HOUSING AUTHORITY

PA007

				2021 CFP							
Work Item not in 5 Yr Plan				Obligat'n Start Date:				Obligated End Date:	02/22/23		
				02/23/21				Disbursement End Date:	02/22/25		
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
1406	OPERATIONS										
		ALL	Supplement AMP operations		582,044.00	584,111.00	584,111.00	584,111.00	07/01/21	584,111.00	-
SubTotal 1406 - Operations					582,044.00	584,111.00	584,111.00	584,111.00		584,111.00	-
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	233,643.00	233,643.00	233,643.00	07/01/21	233,643.00	-
SubTotal 1410 - Administration					232,817.00	233,643.00	233,643.00	233,643.00		233,643.00	-
1480	GENERAL CAPITAL ACTIVITY										
			<i>Contract Administration</i>								
1430											
		ALL	A&E	N/A	150,000.00	150,000.00	150,000.00	150,000.00	07/01/21	150,000.00	-
		ALL	Advertising								-
		ALL	Energy Audit								-
		ALL	PNA/Environmental Reviews								-
		ALL	Environmental Reviews								-
		11-RB	Urban Farm Initiative	Farm Manager	49,000.00	49,963.77	48,135.59	48,135.59	07/01/21	48,135.59	-
Subtotal - contract administration					-	199,000.00	199,963.77	198,135.59		198,135.59	-
			<i>Dwelling Unit - Site Work</i>								
1450											
		10-WP	Erosion Control								-
		10-WP	Exterior Power Washing	10 Buildings & Sidewalks	12,500.00	-					-
		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	-					-
		10-WP	Signage & Unit ID Numbers								-
		10-WP	Speed Bumps								-
		11-RB	Basketball Court resurface								-

CHESTER HOUSING AUTHORITY

PA007

				2021 CFP							
Work Item not in 5 Yr Plan				Obligat'n Start Date:				Obligated End Date:	02/22/23		
				02/23/21				Disbursement End Date:	02/22/25		
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Erosion Control								-
		11-RB	Exterior Power Washing								-
		11-RB	Lighting - LED high density discharge wall packs replacement								-
		11-RB	Road resurfacing								-
		11-RB	Security Camera								-
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)	100 linear feet	30,000.00	109,781.07	109,781.07	109,781.07		109,781.07	-
		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	-					-
		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	109,781.07	109,781.07	109,781.07		109,781.07	-
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 (3 Units) - RABENA: 313, 415 & 411 Parker		31,610.00	31,610.00	31,610.00		31,610.00	-

CHESTER HOUSING AUTHORITY

PA007

				2021 CFP							
Work Item not in 5 Yr Plan				Obligat'n Start Date:				Obligated End Date:	02/22/23		
				02/23/21				Disbursement End Date:	02/22/25		
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		10-WP	Furnace replacement (3 & 4 BRs)	FUNGE from 5 YR PLAN (18 Units) - DELFARA: 314 & 400 Franklin, 1607 Logan, 309, 311, 313, 415, 317, 403, 405, 409 & 411 Parker, 318 Aaron, 301 Whittington, 410 & 413 Frank Young, 506 Union, 527 W 5th		73,905.00	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	5 units - RABENA: 317, 403, 405, 313 & 415 Parker	40,000.00	40,035.00	40,035.00	40,035.00		40,035.00	-
		10-WP	Mold remediation		10,000.00	-	14,621.59	14,621.59		14,621.59	-
		10-WP	Utility Meters - Self Metering								-
		10-WP	Roof repairs	3 Buildings - COLEMAN (401-405 PARKER, 401-411 AARON WAY, 515 W 5TH)	15,000.00	4,445.00	4,445.00	4,445.00		4,445.00	-
		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	8 Units - RABENA: 311, 403, 405, 313 Parker; TRINITY - 1442, 1444, & 1440 Nugent Pl, 319 Parker	60,000.00	126,520.28	126,520.28	126,520.28		126,520.28	-
		10-WP	Window Replacement & Repairs	6 Units - TRINITY: 1442, 1444, & 1440 Nugent Pl; 405, 313, & 405 Parker	35,000.00	10,350.00	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	12 Units (Bldg 140) - DAWGS; RABENA: 1424, 1426, 1428, 1430, 1432 & 1434 Nugent Pl; 1436, 1438, 1440, 1442, 1444 & 1446 Nugent Pl (2 contracts - FUNGED from 2022 CFP); DELFERA: Electric heaters & hot water tanks for Nugent units	300,000.00	584,403.24	584,403.24	584,403.24		584,403.24	-
		11-RB	Kitchen Cabinet Replacement								-
		11-RB	Mold remediation	3 Units	15,000.00	-	17,023.80	17,023.80		17,023.80	-
		11-RB	Utility Meters - Self Metering								-
		11-RB	Porch repairs	10 Buildings COLEMAN Units 127-134; 116-126; 135-143; 145-149; 150-153	15,000.00	45,110.00	45,110.00	45,110.00	06/03/22	45,110.00	-
		11-RB	Roof and attic improvements								-
		11-RB	Security Camera								-

CHESTER HOUSING AUTHORITY

PA007

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	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden	1 Unit - BRUSHES 1416 Richardson	165,000.00	13,167.63	13,167.63	13,167.63		13,167.63	-
		11-RB	Water infrastructure repairs	10 buildings, sewer repairs	50,000.00	-					-
		13-CF	Locks - Electronic								-
		13-CF	Central Air								-
		13-CF	Exterior hand rail painting								-
		13-CF	Fire suppression system repairs								-
		13-CF	Flooring replacement								-
		13-CF	Furnace (gas) repalcement 100	FUNGE from 5 YR PLAN (3 Units) - DELFARA: 1508 Martin, 605 Florence, 1603 Logan		12,586.00	12,586.00	12,586.00		12,586.00	-
		13-CF	HVAC Unit upgrades								-
		13-CF	Kitchen Cabinet Replacement	3 Units - TRINITY 1703 Patrick, 501 Mosley, 1501 Martin	50,000.00	12,750.00	12,750.00	12,750.00		12,750.00	-
		13-CF	Mold remediation	5 Units	25,000.00	-					-
		13-CF	Roof repairs	5 Buildings	25,000.00	-					-
		13-CF	Termite eradication								-
		13-CF	Window Replacement & Repairs	3 Units - TRINITY: 1605 & 1609 Logan, 506 Union	35,000.00	6,900.00	6,900.00	6,900.00		6,900.00	-
		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 - DELFARA: 600 Edwards	80,000.00	26,435.00	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	-	7,829.79	7,829.79		7,829.79	-
		14-CS	Roof & gutter repairs/replacement								-
		15-WR	Balcony/Deck repair/replace								-
		15-WR	Electronic Locks								-
		15-WR	Fire suppression system repairs								-

CHESTER HOUSING AUTHORITY

PA007

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	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		15-WR	HVAC Unit replace/repair	15 units - DELFARA	130,000.00	130,694.00	93,047.00	93,047.00		93,047.00	-
		15-WR	Mold remediation	5 Units	25,000.00	-					-
		15-WR	Roof & gutter repairs/replacement								-
		15-WR	Window Replacement & Repairs	200 windows	70,000.00	-					-
		ALL	Auto Shutoff Sprinkler Heads								-
		ALL	Install CO2 detectors								-
<i>Subtotal - dwelling unit interior - old 1460</i>					1,230,000.00	1,118,911.15	1,120,739.33	1,120,739.33		1,120,739.33	-
<i>Dwelling Unit - Interior</i>											
	1465										
		ALL	Appliances	20 Units	21,817.00	90,036.01	90,036.01	90,036.01		90,036.01	-
<i>Subtotal - dwelling unit interior - old 1465</i>					21,817.00	90,036.01	90,036.01	90,036.01		90,036.01	-
<i>Non-Dwelling Unit - Interior</i>											
	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	Building Demolition								-
		11-RB	Community/Maint Center Renovation								-
		11-RB	Solar/Green Initiative								-
		13-CF	Exterior lighting								-
		15-WR	Community Center Reno (incl. admin office space)								-
		ALL	Site Redevelopment - 6th Street								-
<i>Subtotal - non-dwelling unit interior</i>					-	-	-	-		-	-
<i>Non-Dwelling Equipment (Hard & Soft)</i>											
	1475										
		ALL	Litter vacuum (street type)								-
		ALL	Bucket Truck								-
		ALL	Pressure Washers								-
		ALL	Trash Truck								-
		ALL	Upgrade Computer Sytesm								-

CHESTER HOUSING AUTHORITY

PA007

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	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Urban Farm Initiative Equipment								-
			<i>Subtotal - non-dwelling equipment</i>		-	-		-		-	-
			SubTotal 1480 - General Capital Activity		1,513,317.00	1,518,692.00	1,518,692.00	1,518,692.00		1,518,692.00	-
9001			BOND DEBT OBLIGATION								
		GATE	Development Activities								-
			SubTotal 9001 - Bond Debt Obligation		-	-		-		-	-
TOTALS					2,328,178.00	2,336,446.00	2,336,446.00	2,336,446.00		2,336,446.00	-

CHESTER HOUSING AUTHORITY
PA007

			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	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
1406	OPERATIONS										
		ALL	Supplement AMP operations		680,477.00	680,477.00		680,477.00		450,000.00	230,477.00
	SubTotal 1406 - Operations				680,477.00	680,477.00	-	680,477.00		450,000.00	230,477.00
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		272,191.00	272,191.00		272,191.00		249,502.00	22,689.00
	SubTotal 1410 - Administration				272,191.00	272,191.00	-	272,191.00		249,502.00	22,689.00
1480	GENERAL CAPITAL ACTIVITY										
	<i>Contract Administration</i>										
	1430										
		ALL	A&E	N/A	150,000.00	150,000.00		150,000.00		120,373.60	29,626.40
		ALL	Advertising								-
		ALL	Energy Audit								-
		ALL	PNA/Environmental Reviews								-
		ALL	Environmental Reviews								-
		11-RB	Urban Farm Initiative	Farm Manager	51,450.00	42,782.86	42,782.86	45,782.86			42,782.86
	<i>Subtotal - contract administration</i>				-	201,450.00	192,782.86	42,782.86	195,782.86	120,373.60	72,409.26
	<i>Dwelling Unit - Site Work</i>										
	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								-

CHESTER HOUSING AUTHORITY
PA007

			2022 CFP								
Work Item not in 5 Yr Plan			Obligat'n Start Date:			Obligated End Date: 05/11/24					
			05/12/22			Disbursement End Date: 05/11/26					
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Erosion Control								-
		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	50,188.00	9,843.74	9,843.74		9,843.74	40,344.26
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)	25 linear feet	30,000.00	63,485.00	129,042.00	129,042.00		129,042.00	(65,557.00)
		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								-
<i>Subtotal - dwelling unit (site work)</i>					90,000.00	113,673.00	138,885.74	138,885.74		138,885.74	(25,212.74)
<i>Dwelling Unit - Interior</i>											
	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	10,300.00	10,300.00	20,000.00		10,300.00	-

CHESTER HOUSING AUTHORITY
PA007

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	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		10-WP	Furnace replacement (3 & 4 BRs)								-
		10-WP	Furnace replacement (5 BR)			11,985.00	11,985.00	11,985.00		11,985.00	-
		10-WP	Gut Units - excess damage								-
		10-WP	Kitchen Cabinet Replacement	10 units	40,000.00	-					-
		10-WP	Mold remediation	2 Units	10,000.00	-	9,974.00	9,974.40		9,974.40	(9,974.40)
		10-WP	Utility Meters - Self Metering								-
		10-WP	Roof repairs	3 Buildings	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	1 Unit - 313 Whittington Pl	120,000.00	30,000.00					30,000.00
		10-WP	Window Replacement & Repairs	100 windows	35,000.00	-					-
		11-RB	Bathroom fan installs								-
		11-RB	Boiler replacement w/ individual unit systems								-
		11-RB	Boiler Replacement/repairs	2 boilers	60,000.00	-					-
		11-RB	Common Area Hallway renovations								-
		11-RB	Fire suppression system repairs								-
		11-RB	Flooring replacement	5 units	20,000.00	-					-
		11-RB	Gut Units - excess damage	20 Units - Building 148: 1418, 1420, 1422, 1424, 1426, 1428 & 1430 Wright Tr; Building 124: 1200, 1202, & 1204 W Carlos Ln; Various Bldgs: 1103, 1106, 1109 & 1205 Carlos Ln, 1001, 1013 & 1301 Tilghman; 1428 W 11th; 1419 Wright; 1405 Concord - DAWGS	533,426.00	879,812.00		19,070.00		19,070.00	860,742.00
		11-RB	Kitchen Cabinet Replacement								-
		11-RB	Mold remediation	3 Units	15,000.00	-	4,884.65	4,884.65		4,884.65	(4,884.65)
		11-RB	Utility Meters - Self Metering								-
		11-RB	Porch repairs								-
		11-RB	Roof and attic improvements								-
		11-RB	Security Camera								-

CHESTER HOUSING AUTHORITY
PA007

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	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden	6 Units - COLEMAN: 2020 CFP final; DELFERA: 1430, 1432, 1434, 1440, 1442 & 1446 Nugent; 16 Units - 1423, 1425, 1427, 1443 & 1445 Nugent; 1133, 1135, 1137 & 1207 Carlas; 1105, 1109, 1132, 1140 & 1405 W Carlas; 1406 & 1408 Richardson	192,500.00	447,984.52		38,467.52		38,467.52	409,517.00
		11-RB	Water infrastucuture repairs	10 buildings	50,000.00	-					-
		13-CF	Locks - Electronic								-
		13-CF	Central Air								-
		13-CF	Exterior hand rail painting								-
		13-CF	Fire suppression system repairs								-
		13-CF	Flooring replacement								-
		13-CF	Furnace (gas) repalcement 100								-
		13-CF	HVAC Unit upgrades			4,195.00	4,195.00	4,195.00		4,195.00	-
		13-CF	Kitchen Cabinet Replacement	5 Units	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	-					-
		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	17,890.00		17,890.00	-
		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								-

CHESTER HOUSING AUTHORITY
PA007

			2022 CFP								
Work Item not in 5 Yr Plan			Obligat'n Start Date:					Obligated End Date: 05/11/24			
			05/12/22					Disbursement End Date: 05/11/26			
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		15-WR	HVAC Unit replace/repair	15 units	130,000.00	54,125.00	59,157.00	59,157.00		59,157.00	(5,032.00)
		15-WR	Mold remediation								-
		15-WR	Roof & gutter repairs/replacement								-
		15-WR	Window Replacement & Repairs	200 windows	70,000.00	-					-
		ALL	Auto Shutoff Sprinkler Heads								-
		ALL	Install CO2 detectors								-
<i>Subtotal - dwelling unit interior - old 1460</i>					1,445,926.00	1,456,291.52	118,385.65	185,623.57		175,923.57	1,280,367.95
<i>Dwelling Unit - Interior</i>											
	1465										
		ALL	Appliances	20 Units	26,867.00	16,307.62	16,307.62	16,307.62		16,307.62	-
<i>Subtotal - dwelling unit interior - old 1465</i>					26,867.00	16,307.62	16,307.62	16,307.62		16,307.62	-
<i>Non-Dwelling Unit - Interior</i>											
	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								-
		13-CF	Exterior lighting								-
		15-WR	Community Center Reno (incl. admin office space)								-
		ALL	Site Redevelopment - 6th Street								-
<i>Subtotal - non-dwelling unit interior</i>					-	-	-	-		-	-
<i>Non-Dwelling Equipment (Hard & Soft)</i>											
	1475										
		ALL	Litter vacuum (street type)								-
		ALL	Bucket Truck								-
		ALL	Pressure Washers								-
		ALL	Trash Truck								-
		ALL	Upgrade Computer Sytesm								-

CHESTER HOUSING AUTHORITY

PA007

2022 CFP											
Work Item not in 5 Yr Plan			Obligat'n Start Date:			Obligated End Date:			05/11/24		
			05/12/22			Disbursement End Date:			05/11/26		
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Budget Rev #2	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Urban Farm Initiative Equipment								-
<i>Subtotal - non-dwelling equipment</i>					-	-		-		-	-
SubTotal 1480 - General Capital Activity					1,764,243.00	1,779,055.00	316,361.87	536,599.79		451,490.53	1,327,564.47
9001 BOND DEBT OBLIGATION											
		GATE	Development Activities								-
SubTotal 9001 - Bond Debt Obligation					-	-		-		-	-
TOTALS					2,721,911.00	2,731,723.00	316,361.87	1,489,267.79		1,150,992.53	1,580,730.47

CHESTER HOUSING AUTHORITY
PA007

				2023 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start Date:			Obligated End Date:	02/16/25		
				02/17/23			Disbursement End Date:	02/16/27		
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
1406	OPERATIONS									
		ALL	Supplement AMP operations		666,701.00	668,810.00	668,810.00			668,810.00
	SubTotal 1406 - Operations				666,701.00	668,810.00	668,810.00		-	668,810.00
1408	MGMT IMPROVEMENT									
		ALL	Web Site update for ADA compliance							-
		ALL	Training							-
	SubTotal 1408 - Mgmt Improvements				-	-	-		-	-
1410	ADMINISTRATION									
		ALL	CFP Fee		266,680.00	267,523.00	267,523.00			267,523.00
	SubTotal 1410 - Administration				266,680.00	267,523.00	267,523.00		-	267,523.00
1480	GENERAL CAPITAL ACTIVITY									
	<i>Contract Administration</i>									
	1430									
		ALL	A&E		150,000.00	150,000.00	150,000.00			150,000.00
		ALL	Advertising							-
		ALL	Energy Audit							-
		ALL	PNA/Environmental Reviews							-
		ALL	<i>Environmental Reviews</i>	<i>All Sites</i>	30,000.00	30,000.00				30,000.00
		11-RB	Urban Farm Initiative	Farm Manager	21,450.00	21,450.00				21,450.00
	<i>Subtotal - contract administration</i>				-	201,450.00	201,450.00	150,000.00	-	201,450.00
	<i>Dwelling Unit - Site Work</i>									
	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							-

CHESTER HOUSING AUTHORITY
PA007

				2023 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start Date: 02/17/23			Obligated End Date: 02/16/25 Disbursement End Date: 02/16/27			
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Erosion Control							-
		11-RB	Exterior Power Washing							-
		11-RB	Lighting - LED high density discharge wall packs repalcement							-
		11-RB	Road resurfacing							-
		11-RB	Security Camera							-
		11-RB	Sewer/Domestic Water line repair /replace (incl storm inlet)	25 linear feet	30,000.00	30,000.00				30,000.00
		11-RB	Sidewalk (trip hazard) repairs							-
		11-RB	Signage & Unit ID Numbers							-
		11-RB	Site Fencing							-
		11-RB	Speed Bumps							-
		13-CF	Erosion Control							-
		13-CF	Exterior Power Washing	20 Buildings & Sidewalks	25,000.00	25,000.00				25,000.00
		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)					55,000.00	55,000.00	-		-	55,000.00
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							-

CHESTER HOUSING AUTHORITY

PA007

				2023 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start Date:		Obligated End Date: <u>02/16/25</u>				
				02/17/23		Disbursement End Date: <u>02/16/27</u>				
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
		10-WP	Furnace replacement (3 & 4 BRs)							-
		10-WP	Furnace replacement (5 BR)							-
		10-WP	Gut Units - excess damage	3 Units - 404 & 412 Franklin & 412 Aarons Way	150,000.00	150,000.00				150,000.00
		10-WP	Kitchen Cabinet Replacement							-
		10-WP	Mold remediation							-
		10-WP	Utility Meters - Self Metering							-
		10-WP	Roof repairs							-
		10-WP	Security Cameras							-
		10-WP	Termite eradication							-
		10-WP	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden							-
		10-WP	Window Replacement & Repairs	150 windows	65,000.00	65,000.00				65,000.00
		11-RB	Bathroom fan installs							-
		11-RB	Boiler replacement w/ individual unit systems							-
		11-RB	Boiler Replacement/repairs							-
		11-RB	Common Area Hallway renovations							-
		11-RB	Fire suppression system repairs							-
		11-RB	Flooring replacement							-
		11-RB	Gut Units - excess damage	6 Units - 1141 Carla's; 1403, 1405, 1407, 1409, & 1411 Richardson	300,000.00	300,000.00				300,000.00
		11-RB	Kitchen Cabinet Replacement							-
		11-RB	Mold remediation							-
		11-RB	Utility Meters - Self Metering							-
		11-RB	Porch repairs							-
		11-RB	Roof and attic improvements							-
		11-RB	Security Camera							-

CHESTER HOUSING AUTHORITY

PA007

				2023 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start Date:		Obligated End Date: <u>02/16/25</u>				
				02/17/23		Disbursement End Date: <u>02/16/27</u>				
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
		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	635,483.00				635,483.00
		11-RB	Water infrastrucuture repairs							-
		13-CF	Locks - Electronic							-
		13-CF	Central Air							-
		13-CF	Exterior hand rail painting	Entire site	25,000.00	25,000.00				25,000.00
		13-CF	Fire suppression system repairs							-
		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							-
		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	5 units	45,000.00	45,000.00				45,000.00
		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							-

CHESTER HOUSING AUTHORITY
PA007

				2023 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start Date: 02/17/23		Obligated End Date: 02/16/25 Disbursement End Date: 02/16/27				
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
		15-WR	HVAC Unit replace/repair	9 units	90,000.00	90,000.00				90,000.00
		15-WR	Mold remediation							-
		15-WR	Roof & gutter repairs/replacement	1 Building	150,000.00	150,000.00				150,000.00
		15-WR	Window Replacement & Repairs	200 windows	5,000.00	5,000.00				5,000.00
		ALL	Auto Shutoff Sprinkler Heads							-
		ALL	Install CO2 detectors							-
<i>Subtotal - dwelling unit interior - old 1460</i>					1,460,000.00	1,465,483.00	-		-	1,465,483.00
<i>Dwelling Unit - Interior</i>										
	1465									
		ALL	Appliances							-
<i>Subtotal - dwelling unit interior - old 1465</i>					-	-	-		-	-
<i>Non-Dwelling Unit - Interior</i>										
	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	Building Demolition							-
		11-RB	Community/Maint Center Renovation							-
		11-RB	Solar/Green Initiative							-
		13-CF	Exterior lighting	Community Center	16,975.00	16,975.00				16,975.00
		15-WR	Community Center Reno (incl. admin office space)							-
		ALL	Site Redevelopment - 6th Street							-
<i>Subtotal - non-dwelling unit interior</i>					16,975.00	16,975.00	-		-	16,975.00
<i>Non-Dwelling Equipment (Hard & Soft)</i>										
	1475									
		ALL	Litter vacuum (street type)							-
		ALL	Bucket Truck							-
		ALL	Pressure Washers							-
		ALL	Trash Truck							-
		ALL	Upgrade Computer Sytesm							-

CHESTER HOUSING AUTHORITY
PA007

				2023 CFP						
Work Item not in 5 Yr Plan				Obligat'n Start Date:			Obligated End Date: 02/16/25			
				02/17/23			Disbursement End Date: 02/16/27			
BLI	BLI (old)	AMP	Work Item	Description	Original Budget Amt	Budget Rev #1	Obligated	Obligation Date	Expensed	Remaining
		11-RB	Urban Farm Initiative Equipment							-
<i>Subtotal - non-dwelling equipment</i>					-	-	-		-	-
SubTotal 1480 - General Capital Activity					1,733,425.00	1,738,908.00	150,000.00		-	1,738,908.00
9001 BOND DEBT OBLIGATION										
		GATE	Development Activities							-
SubTotal 9001 - Bond Debt Obligation					-	-	-		-	-
TOTALS					2,666,806.00	2,675,241.00	1,086,333.00		-	2,675,241.00

Work Item not in 5 Yr Plan				2024 5-YEAR PLAN									
				2024		2025		2026		2027		2028	
B/LI	B/LI (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													
<i>Contract Administration</i>													
	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	All Sites	30,000.00	All Sites	30,000.00	All Sites	30,000.00	All Sites	30,000.00
		11-RB	Urban Farm Initiative	Farm Manager	53,925.00	Farm Manager	55,500.00	Farm Manager	58,250.00	Farm Manager	58,250.00	Farm Manager	60,000.00
Subtotal - contract administration					233,925.00		239,000.00		321,750.00		271,750.00		273,500.00
<i>Dwelling Unit - Site Work</i>													
	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 / repair / sealing					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				

Work Item not in 5 Yr Plan				2024 5-YEAR PLAN									
				2024		2025		2026		2027		2028	
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
		11-RB	Road resurfacing / repair / sealing			All Streets	150,000.00						
		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 / repair / sealing									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)			30,000.00		353,678.00		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	Playground	Playground	130,000.00								
		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		

Work Item not in 5 Yr Plan				2024 5-YEAR PLAN									
				2024		2025		2026		2027		2028	
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
		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	350,000.00	250 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			20 Units - Building 148: 1418, 1420, 1422, 1424, 1426, 1428 & 1430 Wright Tr; Building 124: 1200, 1202, & 1204 W Carlas Ln; Various Bldgs: 1103, 1106, 1109 & 1205 Carlas Ln, 1001, 1013 & 1301 Tilghman; 1428 W 11th; 1419 Wright; 1405 Concord	860,742.00	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 & gutter repairs/replacement	5 Buildings	200,000.00					8 buildings	80,000.00		
		11-RB	Security Camera					7 cameras	37,750.00	10 cameras	50,000.00		
		11-RB	Vacancy Reduction - regular work items that have become substantial in scope and a fiscal burden										
		11-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 repairs							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	8 Buildings	320,000.00	5 buildings	25,000.00	10 buildings	50,000.00			10 buildings	50,000.00

Work Item not in 5 Yr Plan				2024 5-YEAR PLAN										
				2024		2025		2026		2027		2028		
B/LI	B/LI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	
		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		50,000.00			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			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	1 Buildings	200,000.00									
		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			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	4 Buildings	200,000.00	2 Buildings	100,000.00	2 Buildings	100,000.00	2 Buildings	100,000.00			
		15-WR	Window Replacement & Repairs			200 Windows	70,000.00							
		ALL	Auto Shutoff Sprinkler Heads											
		ALL	Install CO2 detectors	260 detectors	19,500.00	260 detectors	19,500.00							
		Subtotal - dwelling unit interior - old 1460				1,469,500.00		2,057,842.00		4,884,850.00		5,874,050.00		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					

Work Item not in 5 Yr Plan				2024 5-YEAR PLAN									
				2024		2025		2026		2027		2028	
BLI	BLI (old)	AMP	Work Item	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost	Description	Estimated Cost
		11-RB	Building 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				
<i>Subtotal - non-dwelling unit interior</i>					-		116,975.00		626,732.00		100,000.00		-
<i>Non-Dwelling Equipment (Hard & Soft)</i>													
	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		
<i>Subtotal - non-dwelling equipment</i>					-	-	-		68,500.00		155,000.00		-
SubTotal 1480 - General Capital Activity					1,733,425.00	2,808,420.00	6,301,538.00	6,821,300.00	5,453,940.00				
9001 BOND DEBT OBLIGATION													
		GATE	Development Activities										
SubTotal 9001 - Bond Debt Obligation					-	-	-	-	-	-	-	-	-
TOTALS					2,666,806.00	3,746,801.00	7,239,919.00	7,759,681.00	6,392,321.00				

**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 X 5-Year and/or 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 2025 , 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

 Annual PHA Plan for Fiscal Year 20

 X 5-Year PHA Plan for Fiscal Years 2025 - 2029

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 Signature  Date 4/10/24	Name Board Chairman Sheila Church  Signature Date 4/10/24
---	--

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.

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 2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

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

Chester Housing Authority
PHA Name

PA007
PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Steven A. Fischer Signature  Date 4/10/24	Name of Board Chairperson: Sheila Church  Signature Date 4/10/24
--	---

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

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

Certification of Payments to Influence Federal Transactions

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

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

Applicant Name

Chester Housing Authority PA 007

Program/Activity Receiving Federal Grant Funding

Low Rent 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)

4/10/24

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:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	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 <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Steven A. Fischer</u> Print Name: <u>Steven A. Fischer</u> Title: <u>Executive Director</u> Telephone No.: <u>(610) 904-1111</u> Date: <u>3/21/2024</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.