

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: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, 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. 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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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: _____ PHA Code: _____ PHA Type: <input type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____ Total Combined Units/Vouchers _____ PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C 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;"> <thead> <tr> <th data-bbox="164 1444 440 1514" rowspan="2">Participating PHAs</th> <th data-bbox="440 1444 573 1514" rowspan="2">PHA Code</th> <th data-bbox="573 1444 870 1514" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="870 1444 1143 1514" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1143 1444 1453 1514">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1143 1514 1289 1612">PH</th> <th data-bbox="1289 1514 1453 1612">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="164 1514 440 1612">Lead PHA:</td> <td data-bbox="440 1514 573 1612"></td> <td data-bbox="573 1514 870 1612"></td> <td data-bbox="870 1514 1143 1612"></td> <td data-bbox="1143 1514 1289 1612"></td> <td data-bbox="1289 1514 1453 1612"></td> </tr> <tr> <td data-bbox="164 1612 440 1711"></td> <td data-bbox="440 1612 573 1711"></td> <td data-bbox="573 1612 870 1711"></td> <td data-bbox="870 1612 1143 1711"></td> <td data-bbox="1143 1612 1289 1711"></td> <td data-bbox="1289 1612 1453 1711"></td> </tr> <tr> <td data-bbox="164 1711 440 1810"></td> <td data-bbox="440 1711 573 1810"></td> <td data-bbox="573 1711 870 1810"></td> <td data-bbox="870 1711 1143 1810"></td> <td data-bbox="1143 1711 1289 1810"></td> <td data-bbox="1289 1711 1453 1810"></td> </tr> <tr> <td data-bbox="164 1810 440 1932"></td> <td data-bbox="440 1810 573 1932"></td> <td data-bbox="573 1810 870 1932"></td> <td data-bbox="870 1810 1143 1932"></td> <td data-bbox="1143 1810 1289 1932"></td> <td data-bbox="1289 1810 1453 1932"></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:																							
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B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(c) 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>
B.7	<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>
B.8	<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 <input type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

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.

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. Annual Plan. All PHAs must complete this section.

B.1 Revision of 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. 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 and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#)) Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([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 community service and treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)](#)) 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 under Section 3 and FSS. ([24 CFR §903.7\(l\)](#))

☐ **Safety and Crime Prevention.** 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. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

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

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: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **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: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing 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; 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. 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, and; 5) the number of units affected. **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.** 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.** 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 assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

☐ **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](#). (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 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, 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 AFFH Certification if: it can document that it examines its programs and proposed programs to identify any 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))

B.4 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))

B.5 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.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to 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)

B.7 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.

B.8 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. 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)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

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 9.2 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.

**STRATEGY FOR ADDRESSING HOUSING NEEDS
DELAWARE COUNTY HOUSING AUTHORITY
20187 PHA PLAN**

**B.1. REVISION OF PHA PLAN ELEMENTS
STRATEGY FOR ADDRESSING HOUSING NEEDS**

1. DCHA will maximize the number of affordable units available within its current resources by:
 - Employing effective maintenance and management policies to minimize the number of public housing units off-line
 - Reduce turnover time for vacated public housing units
 - Reduce time to renovate public housing units
 - Seek replacement of public housing units lost to the inventory through mixed finance development
 - Maintain or increase Housing Choice Voucher Program lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
 - Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
 - Maintain or increase Housing Choice Voucher Program lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

DCHA plans to conduct or attend Landlord group meetings on an as needed basis.

 - Maintain or increase Housing Choice Voucher lease-up rates by effectively screening Housing Choice Voucher applicants to increase owner acceptance of program
 - Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
2. Increase the number of affordable housing units by:
 - Apply for additional Housing Choice Voucher units should they become available

- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other:

DCHA has increased the number of units for senior citizens/disabled in the completed Parkview Apartments from 21 to 28. Construction has been completed on an additional 48 units that was designated elderly in Delaware County Fairgrounds III and was 100% occupied in the Summer- of 2012.

DCHA will explore opportunities to develop assisted living units for senior citizens including consideration of Housing Choice Voucher Project Based Assistance in accordance with current regulations.

Delaware County Housing Development Corporation (DCHDC) is a Pennsylvania non-profit Corporation formed in 1983 by Delaware County Housing Authority (DCHA) to develop, acquire, own, operate and sell housing for low and ~~moderate income~~moderate-income families in Delaware County.

DCHDC owns and operates 104 units of rental housing, has developed and sold 8 newly constructed ~~single-family~~single-family homes, and owns and participates in a Supportive Housing Program for mentally handicapped individuals.

Two of DCHDC's communities, Noscov Apartments in Marcus Hook Borough, Delaware County and 649 Main Street in Darby Borough, Delaware County, comprising a total of 24 units were acquired and rehabilitated by DCHDC using a tax exempt qualified Bond issued and held by First Union Bank. The original Bond issued in May of 1989 was refinanced in September 1994 to take advantage of lower interest rates.

DCHDC is participating in a limited partnership with Pennrose Equities in its Studevan School project. DCHDC provides resident and management services as required.

DCHDC is continuing to seek opportunities to develop affordable housing.

DCHDC has completed a Supportive Housing Program collaborating with the County of Delaware, Delaware County Housing Authority, the Delaware County office of Mental Health, and Horizon House (a behavioral health provider). This project involved acquisition and ownership of four separate

properties in three municipalities by DCHDC. Rehabilitation, maintenance and management of the property by DCHA and Supportive Services provided by Horizon House. All four properties are now occupied. Horizon House maintains supportive service staff at one property to service all four sites. Financing for this project came from a HUD Supportive Housing Program Grant, Delaware County Home Funds, and an Equity contribution from DCHDC.

3. Target available assistance to families at or below 30 % of AMI

- Adopt rent policies to support and encourage work

4. Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other:

DCHA's waiting list is not reflective of the need for housing of the families in the 30 – 80% AMI group. DCHA will attempt to attract families in this group to the waiting list.

5. Target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

DCHA will investigate, and develop where appropriate, homeownership opportunities for the near-elderly and young senior citizens seeking homeownership.

6. Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

DCHA is administering and is working with disability advocacy groups. Enablement Incorporation to aid in the provision of support services to include:

Assisting in identifying voucher eligible applicants.

Assisting potential voucher recipients in locating the appropriate housing.

If modifications to the residence are needed, assisting recipients in funding the appropriate assertive technology, installation (i.e., a ramp and the builder/installer) and necessary funding, and

Assisting potential recipients in identifying and coordinating other appropriate support services.

DCHA partners with the Delaware County Department of Human Services to administer a variety of “special needs” programs.

Currently collaborative efforts include the Shelter Plus Care Program and a tenant based assistance program for homeless drug and alcohol dependent individuals and dual diagnosis individuals.

DCHA is continuing its longstanding relationships with a variety of county agencies representing “special needs” populations including the mentally and physically handicapped/disabled, persons with HIV and Aids, homeless persons in drug and alcohol treatment programs and victims of domestic violence. DCHA will continue to expand housing opportunities for these groups through referrals from advocate groups and targeting of assistance groups in existing assisted housing programs. Case management by these advocates is an integral part of these housing opportunities. These advocates include Horizon House, Holcomb Behavioral Health Systems and Family and Community Services of Delaware County.

- Affirmatively market to local non-profit agencies that assist families with disabilities

Administer the VASH program – work side by side with the Veterans Administration Medical Center (VAMC)

Collaborative efforts will include working with PHFA in administering the TBRA program for clients leaving nursing homes who are ready to live in permanent independent housing.

7. Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

DCHA will affirmatively market its Calcon Gardens, Highland Homes and Parkview Homes, Parkview Apartments, The Mills at Parkview, and

Fairground Homes and Kinder Park units in accordance with its Affirmative Fair Housing Marketing Plan.

8. Conduct activities to affirmatively further fair housing

- Market the Housing Choice Voucher program to owners outside of areas of poverty /minority concentrations

Attend or conduct Landlord group meetings at various locations.

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

DELAWARE COUNTY HOUSING AUTHORITY
20178 PHA PLAN

**B.1. REVISION OF PHA PLAN ELEMENTS
ELIGIBILITY, SELECTION AND ADMISSION
POLICIES INCLUDING DECONCENTRATION
AND WAIT LIST PROCEDURES**

Public Housing

Eligibility

- DCHA verifies eligibility for admission to public housing at the time the offer is made for an available unit
- DCHA conducts the following screenings to establish eligibility for admission to public housing.
 - o Criminal or Drug-related activity (DCHA utilizes National Tenant Network which accesses Federal, State and Local criminal records.)
 - o Rental history
 - o Housekeeping
 - o Credit Checks

Waiting List Organization

- DCHA has established site based waiting lists for its public housing communities.
- DCHA implemented on-line Housing Assistance Application in May 2016. To apply for DCHA programs an applicant must visit our website at www.dchal.org and apply for housing assistance through HOUSINGRENTCAfe'. DCHA no longer accepts paper applications.

Assignment

- Applicants have one (1) unit choice before they fall to the bottom of the waiting list. This policy is consistent across all public housing waiting list types.

Admissions Preferences

- Transfers will take precedence over new admissions for the following reasons:

- Emergencies
- Medical justification
- Administrative reasons determined by the PHA

This is outlined in DCHA's Admission and Continued Occupancy Policy

- DCHA has established preferences for admission to public housing which are outlined in the Admission and Continued Occupancy Policy and repeated below.

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

Other preferences:

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

Occupancy

- The following is a list of reference materials applicants and residents can use to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials

Application Packet
Admission Packet
Grievance Procedures

- Residents must notify DCHA of changes in family composition at an annual reexamination and lease renewal and any time family income or a change in family composition causes changes which would result in a change in income of more than \$200 per month.

Deconcentration Analysis

Average PHA Income: \$15,296.00 16,042.00			Formatted: Strikethrough
Established Income Range: \$13,002.02 13,635.00 85%			Formatted: Strikethrough
\$17,590.96 18,448.00 115%			
AMP	Status	Average Income	Formatted Table
#000001	Below	\$13,028.92	Formatted: Justified
#000004	Below	\$12,405.90	Formatted: Justified
#000008	ABOVE	\$27,009.00 \$27,440.00	Formatted: Justified
#000009	ABOVE	28,249.00 18,240.00 \$18,929.03	Formatted: Justified
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#000013

ABOVE

\$21,363.76

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DECONCENTRATION POLICY FOR COVERED DEVELOPMENTS

DECONCENTRATION POLICY FOR COVERED DEVELOPMENTS

Eligibility

- DCHA conducts the following screenings to establish eligibility for admission to the HCV Program.

<u>Development Name</u>	<u>Number of Units</u>	<u>Explanation (If any)</u> [See step 4 at 903.2 (c)(iv)]	<u>Deconcentration Policy (If no explanation)</u> [See step 5 at 903.2 (c)(v)]
AMP #000001	66	The majority of this amp consist of elderly & disabled residents who are on fixed incomes (if any)	Deconcentration Policy (If no explanation) [See step 5 at 903.2 (c)(v)]
Development AMP #000004 Highland Homes	Number of Units	This covered Development is a mixed finance development.	
AMP #000008	2	The income characteristics of this development results from the right of original residents to return to the development after revitalization.	
Wallingford AMP #000008	2	The income characteristics of this development results from the right of original residents to return to the development after revitalization.	
Wallingford AMP #0000013	50	This covered Development is a mixed finance development	
Kinder Park II AMP #000002	41	This covered Development is a mixed finance development	
DELAWARE COUNTY Falcon Gardens Fairground II	50	This covered Development is a mixed finance development	
AMP #000009	41	This covered Development is a mixed finance development	
DELAWARE COUNTY Fairground II			

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- Criminal or Drug-related activity (DCHA utilizes National Tenant Network which accesses Federal, State and Local criminal records.
- DCHA shares the following information with prospective landlords.
 - Criminal or drug-related activity
 - Other (describe below)

INFORMATION TO OWNERS

In accordance with HUD requirements, DCHA will furnish prospective owners with the family's current addresses as shown in the DCHA's records and, if known to DCHA, the name and address of the landlord at the family's current and prior address.

DCHA will make an exception to this requirement if the family's whereabouts must be protected due to domestic abuse or witness protection.

DCHA will inform owners that it is the responsibility of the landlord to determine the suitability of prospective tenants. Owners will be encouraged to screen applicants for rent payment history, eviction history, damage to units, and other factors related to the family's suitability as a tenant.

A statement of DCHA's policy on release of information to prospective landlords will be included in the briefing packet which is provided to the family.

DCHA will provide documented information regarding tenancy history for the past 3 years to prospective landlords upon request from the landlord.

DCHA will furnish prospective owners with information about the family's rental history, or any history of drug trafficking upon request.

DCHA will provide the following information, based on documentation in its possession:

- Eviction history
- Damage to rental units
- Aspects of tenancy history
- Drug Trafficking by family members

The information will be provided for the last 3 years.

The information will be provided orally.

Search Time

- DCHA gives extensions on standard 60-day period to search for a unit for the following circumstances:

DCHA will extend the term up to 120 days from the beginning of the initial term if the family needs and requests an extension as a reasonable accommodation to make the program accessible to and usable by a family member with a disability. If, as a reasonable accommodation, the family needs an extension in excess of 120 days, DCHA will request such approval from the HUD field office.

A family may request an extension of the Housing Choice Voucher time period. All requests for extensions must be in writing and received prior to the expiration date of the Housing Choice Voucher.

Extensions are permissible at the discretion of DCHA up to a maximum of an additional 30 days primarily for these reasons:

Extenuating circumstances such as hospitalization or a family emergency for an extended period of time which has affected the family's ability to find a unit within the initial ninety-day period. Verification is required.

DCHA is satisfied that the family has made a reasonable effort to locate a unit including seeking the assistance of DCHA, throughout the initial sixty day period.

The family was prevented from finding a unit due to disability accessibility requirements or larger size bedroom unit requirement. The Search Record is part of the required verification.

Admissions Preferences

- DCHA has established preferences for admission to the HCV Program which are outlined in the HCV Administrative Plan and repeated below.

Former Federal preferences:

- o Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- o Victims of domestic violence

Other preferences:

- o Working families and those unable to work because of age or disability
- o Veterans and veterans' families
- o Residents who live and/or work in the jurisdiction

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Other preference(s) (list below)

Disabled individuals and families graduating from Continuum of Care and/or Supportive Housing Programs with existing case management support from existing county agencies.

Special Purpose Housing Choice Voucher Programs

- The following is a list of reference materials available to applicants and residents for policies governing eligibility, selection, and admissions to any special-purpose Housing Choice Voucher program administered by DCHA.
 - The Housing Choice Voucher Administrative Plan
 - Briefing sessions and written materials
- The Housing Choice Voucher Programs are advertised to the targeted population through appropriate social service agencies and advocacy groups.

DELAWARE COUNTY HOUSING AUTHORITY
2018 PHA PLAN
B.1. REVISION OF PHA PLAN ELEMENTS
STATEMENT OF FINANCIAL RESOURCES

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2015-2016 grants)		
a) Public Housing Operating Fund	\$2,375,470.00	Operations
b) Public Housing Capital Fund	\$1,450,398.00	Capital Improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$23,605,000.00	Tenant Based Assistance
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g)		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Section 8 New Construction	\$735,160.00	Operations
Supportive Housing Program	\$745,008.00	Assistance for permanent housing for substance abusers, mental health and dually diagnosed clients.
Shelter Plus Care	\$679,814.00	Assistance for homeless people with Aids, Substance Abuse and dully diagnosed clients

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$646,500.000	Operations
New Construction Rental	\$348,600.00	Operations
4. Other income (list below)		
Rooftop Rental – Verizon Cell Tower located at 1839 Constitution Avenue, Kinder Park Mid-Rise Apartments.	\$31,100.00	Operations
Non-dwelling rent/interest/laundry/proceeds/mgmt fee/HCV admin fees	\$4,197,555.00	Operations
4. Non-federal sources (list below)		
Total Resources	\$34,814,605.00	

DELAWARE COUNTY HOUSING AUTHORITY
2017~~8~~ PHA PLAN
B.1. REVISION OF PHA PLAN ELEMENTS
RENT DETERMINATION

Public Housing

Income Based Rent Policies

Use of discretionary policies:

- DCHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions).

Minimum Rent

- a. The minimum rent for DCHA Public Housing Units is \$50.00.
- b. DCHA has adopted a discretionary minimum rent hardship exemption policy and is on file.
- c. DCHA charges rents at a fixed amount or percentage less than 30% of adjusted income.
- d. DCHA plans to employ the following discretionary (optional) deductions and/or exclusions policies:
 - For the earned income of a previously unemployed household member
 - For household heads
 - For other family members

Rent re-determinations

A tenant must report changes in income to DCHA any time a family experiences an income increase above \$200.00 per month.

Flat Rents

- Flat rents are set at no less than 80 percent of the applicable fair market rent.
- The section 8 rent reasonableness study of comparable housing
 - Pennsylvania Housing Finance Agency Rent Limits

AMP #000001**Woodlvy**

Kinder Park Homes	2 Bedroom	\$ 982.00
	3 Bedroom	\$1,176.00
	4 Bedroom	\$1,182.00
	5 Bedroom	\$1,304.00

Kinder Park Mid-rise 1 Bedroom \$ 1003.00

Media

South Media Homes	2 Bedroom	\$1,039.00
	3 Bedroom	\$1,299.00 \$1,419.00
	4 Bedroom	\$1,431.00

Forrest Avenue 2 Bedroom \$ 1039.00

AMP #000003**40% AMI 50% AMI**

Parkview Homes and Apartments	1 Bedroom	1 bath	\$ 611.00	\$ 780.00 764.00
	2 Bedroom	1.5 bath	\$ 734.00	\$ 936.00 917.00
	3 Bedroom	1.5 bath	\$ 848.00	\$ 1,081.00 1,060.00
	4 Bedroom	2 bath	\$ 946.00	\$ 1,207.00 1,182.00
	5 Bedroom	2 bath	\$1,043.00	\$ 1,331.00 1,304.00

AMP #000004

Highland Homes	1 Bedroom	\$ 780.00 764.00
	2 Bedroom	\$ 936.00 917.00
	3 Bedroom	\$ 1,081.00 1,060.00

AMP #000006

Calcon Gardens	3 Bedroom/Basement Central Air/Dishwasher	\$ 1,081.00 1,060.00
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AMP #000007

Greenhill Court Apartments	1 Bedroom	\$ <u>838.00</u> 754.00
	2 Bedroom	\$ <u>1,013.00</u> 912.00
Lincoln Park	2 Bedroom/Basement	\$ <u>1,013.00</u> 827.00
Calcon Hook Annex	3 Bedroom/Basement	\$ <u>1,270.00</u> 1,016.00
	Central Air/Garage/Dishwasher	
Darby Homes	2 Bedroom	\$ <u>1,013.00</u> 782.00
	3 Bedroom	\$ <u>1,270.00</u> 1,016.00

AMP #000008

Wallingford Avenue	3 Bedroom/Basement	\$ <u>1,492.00</u> 1,314.00
	Central Air/Dishwasher	

AMP #000009

		<u>20% AMI</u>	<u>50% AMI</u>
Delaware County Fairgrounds II ACC	1 Bedroom	\$ <u>312.00</u> 301.00	\$ <u>780.00</u> 764.00
	2 Bedroom	\$ <u>374.00</u> 361.00	\$ <u>936.00</u> 917.00
	3 Bedroom	\$ <u>432.00</u> 417.00	\$ <u>1,081.00</u> 1,000.00
	4 Bedroom	\$ <u>483.00</u> 466.00	\$ <u>1,207.00</u> 1,182.00

AMP#000010

Delaware County	1 Bedroom	\$ <u>312.00</u> 305.00	\$ <u>780.00</u> 764.00
Fairgrounds III ACC	2 Bedroom	\$ <u>374.00</u> 367.00	\$ <u>936.00</u> 917.00

AMP#000011

Delaware County	1 Bedroom	\$ <u>312.00</u> 304.00	\$ <u>780.00</u> 760.00
Fairgrounds IV ACC	2 Bedroom	\$ <u>374.00</u> 365.00	\$ <u>936.00</u> 912.00
	3 Bedroom	\$ <u>432.00</u> 421.00	\$ <u>1,081.00</u> 1,054.00
	4 Bedroom	\$ <u>483.00</u> 470.00	\$ <u>1,207.00</u> 1,176.00

AMP #000012

20% AMI **50% AMI**

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Kinder Park Phase I	2 Bedroom	\$374.00 367.00	\$ 936.00 982.00
	3 Bedroom	\$432.00 417.00	\$1,081.00 1,176.00

		<u>20%AMI</u>	<u>50%AMI</u>	<u>60%AMI</u>
Kinder Park Phase II	2 Bedroom	\$374.00 361.00	\$ 936.00 903.00	
		\$1,123.00 1,084.00		
	3 Bedroom	\$432.00 417.00	\$1,081.00 1,044.00	
		\$1,298.00 1,253.00		

Housing Choice Voucher Tenant-Based Assistance

Payment Standards

- DCHA's payment standard is 100% of the published FMR.
- DCHA has selected this standard below the FMR for the following reasons:
 - FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The payment standards are reevaluated for adequacy annually.
- DCHA considers the following factors in its assessment of the adequacy of its payment standard:
 - Success rates of assisted families
 - Rent burdens of assisted families

Rent re-determinations

A tenant must report changes in income to DCHA any time a family experiences an income increase above \$200.00 per month.

Minimum Rent

The minimum rent for DCHA Public Housing Units is \$50.00.

DELAWARE COUNTY HOUSING AUTHORITY
20178 PHA PLAN
B.1. REVISION OF PHA PLAN ELEMENTS
OPERATIONS AND MANAGEMENT

Operations and Management

A. PHA Management Structure

- DCHA has an organization chart showing its management structure and is on file.

A brief description of the management structure and organization of the PHA follows:

DCHA has established Public Housing AMP's and four property groups each managed by a Property Manager all in accordance with HUD guidelines.

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	600594	10%
Housing Choice Vouchers	2813	20%
Special Purpose HCV Certificates/Vouchers (list individually)		
Project Based	231494	57%
Family Unification	225	2%
Shelter Plus Care	54	8%
Mainstream	75	2%
VASH	60	1%
Other Federal Programs(list individually)		
Section 8 New Construction Pa26-01-0005	100	6%
Meson Pa26-003-0034	17	1%

Supportive Housing Program PA009L3T021306 Horizon House	22	20%
PA0106L3T021203Family and Community Service of Delaware County	10	20%
PA102L3T021306 Holcomb Behavioral Health Systems	10	20%
Shelter Plus Care Program Consolidated 4-1-14 S+C 2,3,4 &5 PA102L3T021306	54	20%
		20%
		20%
		20%
		20%

C. Management and Maintenance Policies – These are on file at DCHA offices.

Admission and Continued Occupancy Policy

Administrative Plan

Residential Dwelling Leases for our various properties.

Tenant Selection Policies

Capital Fund Table

Maintenance Policy

Follow up Plan for Customer Service and Satisfaction Survey results.

Violence Against Woman Act Statement

[Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking](#)

Procurement Policy

Certification for DCHA Voluntary Conversion Initial Assessment

Family Self Sufficiency Action Plan

Affirmative Action Plan

By-Laws

Capitalization Policy
Resident Initiatives Policy
Disposition Policy
Grievance Procedures
Investment Policy
MBE/WBE Resolution
Personnel Policy
Pet Policy
Reasonable Accommodations Policy
Record Retention Policy
Retirement Plan
Section 504 Grievance Procedures
Stale Dated Check Policy
Tenant Relief in Paying Excess Utilities
Personal Appearance of Employees
Motor Vehicles Policy
Procedure for Receiving Visitors
Range and Refrigerators Procedure
Smoking Policy
Safety Policy Statement
Public Housing Homeownership Program
Economic Opportunity Plan
Written Communications
DCHA Minimum Rent Hardship Exception Policy
Weapons Policy
Lease Addendum on Mold
Procedure for Receiving Visitors
Housing Choice Voucher Program Abatement Procedure
Quality Control Inspection Procedure
Satellite Installation Policy
Preventive Maintenance Procedure – Single Family, Twins, Townhouses and Triplex
[Residential Units](#)
Preventive Maintenance Procedure – Apartments and Community Centers
Limited English Proficiency Population
Active Shooter Policy

DELAWARE COUNTY HOUSING AUTHORITY
2017~~8~~ PHA PLAN
B.1. REVISION OF PHA PLAN ELEMENTS
GRIEVANCE PROCEDURES

Grievance Procedures

Public Housing

DCHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants to public housing should contact any of DCHA's administrative offices to initiate the grievance process.

Housing Choice Voucher Tenant-Based Assistance

DCHA has not established informal review procedures for applicants to the Housing Choice Voucher tenant-based assistance program and informal hearing procedures for families assisted by the Housing Choice Voucher tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Residents or applicants to public housing should contact any of DCHA's administrative offices to initiate the grievance process.

DELAWARE COUNTY HOUSING AUTHORITY
20178 PHA PLAN
B.1. REVISION OF PHA PLAN ELEMENTS

Homeownership Programs

A. Public Housing

DCHA administers a homeownership programs under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)).

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Calcon Group 1b. Development (project) number: AMP 000007
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; on file with DCHA <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: May 1997
5. Number of units affected: 45 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

DELAWARE COUNTY HOUSING AUTHORITY
2017~~8~~ PHA PLAN
B.1. REVISION OF PHA PLAN ELEMENTS

Community Service and Self-Sufficiency Programs

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

DCHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services. The agreement was executed on September 7, 2004.

2. Coordination efforts between DCHA and the TANF agency are as follows:

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs – As necessary funds are available.
- Partner to administer a HUD Welfare-to-Work voucher program – As necessary funds are available.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

DCHA has established the following discretionary policies to enhance the economic and social self-sufficiency of assisted families:

- Public housing rent determination policies
- Public housing admissions policies
- Housing Choice Voucher admissions policies
- Preference in admission to Housing Choice Voucher Program for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation

b. Economic and Social self-sufficiency programs

DCHA promotes/provides programs to enhance the economic and social self-sufficiency of residents.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Literacy Training	30	Upon Request	I.U.	Both
Elderly and Persons with Disabilities – Supportive Services	10	Upon Request	Home Nurse Care	Both
Various Workshops/Activities	200	Upon Request	Various Agencies	Both
Family Savings Account Program	Open	Upon Request	Community Action Agency	Both

Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2015 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	2729	11, 09/01/2016
Housing Choice Voucher	4849	38, 09/01/2016

- b. DCHA FSS Action Plan addresses the steps to achieve at least the minimum program size.

C. Welfare Benefit Reductions

1. DCHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:
 - Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

DELAWARE COUNTY HOUSING AUTHORITY
2017~~8~~ PHA PLAN
B.1. REVISION OF PHA PLAN ELEMENTS

PHA Safety and Crime Prevention Measures

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents:
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti
 - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
2. DCHA used the following information or data to determine the need for PHA actions to improve safety of residents:
 - Analysis of crime statistics over time for crimes committed “in and around” public housing authority
 - Resident reports
 - PHA employee reports
 - Police reports
 - Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

The developments that are most affected are listed below:

Fairground Homes
Parkview Homes and Apartments
Highland Homes
Lincoln Park

Kinder Park Homes
Greenhill Court Apartments
Calcon Gardens and Calcon Annex
The Mills at Parkview

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. Below is a list of crime prevention activities that DCHA has undertaken or plans to undertake:
 - Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
 - Activities targeted to at-risk youth, adults, or seniors

- Other

The DCHA Board of Commissioners has adopted a resolution on trespass and barment of non-residents in public housing communities to prevent loitering and commission of crimes by non-residents.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property

DCHA will meet with the police chiefs/captains in DCHA municipalities to develop procedures that can track Part 1 and Part 2 crime statistics. We will also meet on a quarterly basis with the chiefs/captains to review the statistics and discuss concerns from the residents.

- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

DELAWARE COUNTY HOUSING AUTHORITY
2018~~7~~ PHA PLAN
B.1. REVISION OF PHA PLAN ELEMENTS
PETS

Delaware County Housing Authority has established a Pet Policy which is on file for all DCHA owned units. A resident is limited to one pet per household. A pet is defined to be a cat or dog. The pet's weight cannot exceed 25 lb. A security deposit in the amount of \$300.00 per household will be required for a dog or cat. A \$50.00 deposit will be required at the time of submission of the Pet Permit Application. Tenants will be billed \$10.00 per month until the total amount of the security deposit is paid in full. DCHA shall refund the unused portion of the Pet Security Deposit to the tenant, within a reasonable time after the tenant moves from the development, or no longer owns or keeps a pet in the dwelling unit. A charge will be made for all pet related damages.

All dogs three months or older must be licensed by January 1st, of each year as per Pennsylvania's dog laws and proof should be provided at the annual recertification process.

DELAWARE COUNTY HOUSING AUTHORITY
201~~7~~⁸ PHA PLAN
B.1. REVISION OF PHA PLAN ELEMENTS

PHA Asset Management

DCHA is engaging in activities that will contribute to the long-term asset management of its public housing stock, including how DCHA will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs.

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DELAWARE COUNTY HOUSING AUTHORITY
2017~~8~~ PHA PLAN
B.1. REVISION OF PHA PLAN ELEMENTS
SIGNIFICANT AMENDMENT AND SUBSTANTIAL
DEVIATION/MODIFICATION

Delaware County Housing Authority (DCHA) hereby defines substantial deviation and significant amendment or modification as any change in policy which significantly and substantially alters DCHA's stated mission and the persons that DCHA serves. This would include admissions preferences, demolition or disposition activities, homeownership, RAD conversion, Capital Fund Financing, development, or mixed finance proposals and conversion programs. Discretionary or administrative amendments consonant with DCHA's stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.

DELAWARE COUNTY HOUSING AUTHORITY
20178 PHA PLAN
B.1. REVISION OF PHA PLAN ELEMENTS

STATEMENT OF HOUSING NEEDS

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	11,285	5	5	5	5	5	5
Income >30% but <=50% of AMI	8,710	4	4	4	4	4	4
Income >50% but <80% of AMI	4,520	3	3	3	3	3	3
Elderly	6,830	5	5	5	5	5	5
Households with mobility and self care limitation <80%	4,670	5	5	5	5	5	5
Black/Non - Hispanic <80%	14,240	4	4	4	4	4	4
Hispanic <80%	934	3	3	3	3	3	3
Race/Ethnicity							
Race/Ethnicity							

**Housing Needs of Families on the Public Housing
and Housing Choice Voucher Site Based Waiting
Lists**

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting List Type : (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	29105		
Extremely low income <=30% AMI	1277	4.4%	
Very low income (>30% but <=50% AMI)	180	0.6%	
Low income (>50% but <80% AMI)	27	0.1%	
Families with children			
Elderly families	1694	5.8%	
Families with Disabilities	6266	21.5%	
Race/ethnicity (White)	5399	18.6%	
Race/ethnicity (Black)	21290	73.1%	
Race/ethnicity (Asian/Other)	458	1.6%	
Race/ethnicity (Hispanic)	1513	5.2%	
Characteristics by Bedroom Size (PH Only)			
1 BR	0	0.0%	
2 BR	0	0.0%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

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Waiting List Type : (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	8814		
Extremely low income <=30% AMI	4932	56.0%	
Very low income (>30% but <=50% AMI)	699	7.9%	
Low income (>50% but <80% AMI)	120	1.4%	
Families with children			
Elderly families	284	3.2%	
Families with Disabilities	1473	16.7%	
Race/ethnicity (White)	1466	16.6%	
Race/ethnicity (Black)	6626	75.2%	
Race/ethnicity (Asian/Other)	192	2.2%	
Race/ethnicity (Hispanic)	565	6.4%	
Characteristics by Bedroom Size (PH Only)			
1 BR	3579	40.6%	
2 BR	5586	63.4%	
3 BR	3698	42.0%	
4 BR	228	2.6%	
5 BR	46	0.5%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

B. Housing Needs of Families on the Public Housing Waiting Lists

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Waiting List Type : (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	326		
Extremely low income <=30% AMI	0	0.0%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children			
Elderly families	146	44.8%	
Families with Disabilities	160	49.1%	
Race/ethnicity (White)	57	17.5%	
Race/ethnicity (Black)	223	68.4%	
Race/ethnicity (Asian/Other)	7	2.1%	
Race/ethnicity (Hispanic)	19	5.8%	
Characteristics by Bedroom Size (PH Only)			
1 BR	326	100.0%	
2 BR	26	8.0%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting List Type : (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4080		
Extremely low income <=30% AMI	3351	82.1%	
Very low income (>30% but <=50% AMI)	636	15.6%	
Low income (>50% but <80% AMI)	85	2.1%	
Families with children			
Elderly families	41	1.0%	
Families with Disabilities	479	11.7%	
Race/ethnicity (White)	407	10.0%	
Race/ethnicity (Black)	3287	80.6%	
Race/ethnicity (Asian/Other)	91	2.2%	
Race/ethnicity (Hispanic)	273	6.7%	
Characteristics by Bedroom Size (PH Only)			
1 BR	97	2.4%	
2 BR	342	8.4%	
3 BR	3923	96.2%	
4 BR	95	2.3%	
5 BR	0	0.0%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes :			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

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Waiting List Type : (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3511		
Extremely low income <=30% AMI	2805	79.9%	
Very low income (>30% but <=50% AMI)	595	16.9%	
Low income (>50% but <80% AMI)	100	2.8%	
Families with children			
Elderly families	93	2.6%	
Families with Disabilities	562	16.0%	
Race/ethnicity (White)	443	12.6%	
Race/ethnicity (Black)	2936	83.6%	
Race/ethnicity (Asian/Other)	89	2.5%	
Race/ethnicity (Hispanic)	255	7.3%	
Characteristics by Bedroom Size (PH Only)			
1 BR	1713	48.8%	
2 BR	2401	68.4%	
3 BR	1707	48.6%	
4 BR	826	23.5%	
5 BR	0	0.0%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

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Waiting List Type : (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	5857		
Extremely low income <=30% AMI	4948	84.5%	
Very low income (>30% but <=50% AMI)	778	13.3%	
Low income (>50% but <80% AMI)	111	1.9%	
Families with children			
Elderly families	220	3.8%	
Families with Disabilities	1167	19.9%	
Race/ethnicity (White)	782	13.4%	
Race/ethnicity (Black)	4531	77.4%	
Race/ethnicity (Asian/Other)	130	2.2%	
Race/ethnicity (Hispanic)	315	5.4%	
Characteristics by Bedroom Size (PH Only)			
1 BR	3723	63.6%	
2 BR	3972	67.8%	
3 BR	156	2.7%	
4 BR	33	0.6%	
5 BR	0	0.0%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

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Waiting List Type : (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	5277		
Extremely low income <=30% AMI	4336	82.2%	
Very low income (>30% but <=50% AMI)	799	15.1%	
Low income (>50% but <80% AMI)	125	2.4%	
Families with children			
Elderly families	110	2.1%	
Families with Disabilities	760	14.4%	
Race/ethnicity (White)	596	11.3%	
Race/ethnicity (Black)	4292	81.3%	
Race/ethnicity (Asian/Other)	123	2.3%	
Race/ethnicity (Hispanic)	313	5.9%	
Characteristics by Bedroom Size (PH Only)			
1 BR	2784	52.8%	
2 BR	4414	83.6%	
3 BR	107	2.0%	
4 BR	16	0.3%	
5 BR	0	0.0%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

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	# of families	% of total families	Annual Turnover
Waiting list total	5158		
Extremely low income <=30% AMI	0	0.0%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children			
Elderly families	94	1.8%	
Families with Disabilities	741	14.4%	
Race/ethnicity (White)	888	17.2%	
Race/ethnicity (Black)	3874	75.1%	
Race/ethnicity (Asian/Other)	119	2.3%	
Race/ethnicity (Hispanic)	330	6.4%	
Characteristics by Bedroom Size (PH Only)			
1 BR	220	4.3%	
2 BR	3961	76.8%	
3 BR	2983	57.8%	
4 BR	1542	29.9%	
5 BR	0	0.0%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

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	# of families	% of total families	Annual Turnover
Waiting list total	871		
Extremely low income <=30% AMI	0	0.0%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children			
Elderly families	227	26.1%	
Families with Disabilities	561	64.4%	
Race/ethnicity (White)	233	26.8%	
Race/ethnicity (Black)	542	62.2%	
Race/ethnicity (Asian/Other)	14	1.6%	
Race/ethnicity (Hispanic)	47	5.4%	
Characteristics by Bedroom Size (PH Only)			
1 BR	864	99.2%	
2 BR	103	11.8%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

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	# of families	% of total families	Annual Turnover
Waiting list total	15782		
Extremely low income <=30% AMI	13336	84.5%	
Very low income (>30% but <=50% AMI)	2117	13.4%	
Low income (>50% but <80% AMI)	294	1.9%	
Families with children			
Elderly families	689	4.4%	
Families with Disabilities	3409	21.6%	
Race/ethnicity (White)	2589	16.4%	
Race/ethnicity (Black)	11817	74.9%	
Race/ethnicity (Asian/Other)	286	1.8%	
Race/ethnicity (Hispanic)	911	5.8%	
Characteristics by Bedroom Size (PH Only)			
1 BR	0	0.0%	
2 BR	0	0.0%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

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	# of families	% of total families	Annual Turnover
Waiting list total	213		
Extremely low income <=30% AMI	0	0.0%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children			
Elderly families	9	4.2%	
Families with Disabilities	39	18.3%	
Race/ethnicity (White)	35	16.4%	
Race/ethnicity (Black)	151	70.9%	
Race/ethnicity (Asian/Other)	11	5.2%	
Race/ethnicity (Hispanic)	20	9.4%	
Characteristics by Bedroom Size (PH Only)			
1 BR	0	0.0%	
2 BR	0	0.0%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

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	# of families	% of total families	Annual Turnover
Waiting list total	3760		
Extremely low income <=30% AMI	3129	83.2%	
Very low income (>30% but <=50% AMI)	548	14.6%	
Low income (>50% but <80% AMI)	80	2.1%	
Families with children			
Elderly families	35	0.9%	
Families with Disabilities	416	11.1%	
Race/ethnicity (White)	358	9.5%	
Race/ethnicity (Black)	3100	82.4%	
Race/ethnicity (Asian/Other)	79	2.1%	
Race/ethnicity (Hispanic)	217	5.8%	
Characteristics by Bedroom Size (PH Only)			
1 BR	73	1.9%	
2 BR	274	7.3%	
3 BR	3617	96.2%	
4 BR	75	2.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

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	# of families	% of total families	Annual Turnover
Waiting list total	5764		
Extremely low income <=30% AMI	0	0.0%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children			
Elderly families	57	1.0%	
Families with Disabilities	655	11.4%	
Race/ethnicity (White)	485	8.4%	
Race/ethnicity (Black)	4910	85.2%	
Race/ethnicity (Asian/Other)	132	2.3%	
Race/ethnicity (Hispanic)	340	5.9%	
Characteristics by Bedroom Size (PH Only)			
1 BR	160	2.8%	
2 BR	4417	76.6%	
3 BR	3712	64.4%	
4 BR	73	1.3%	
5 BR	22	0.4%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

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	# of families	% of total families	Annual Turnover
Waiting list total	8985		
Extremely low income <=30% AMI	7713	85.8%	
Very low income (>30% but <=50% AMI)	1079	12.0%	
Low income (>50% but <80% AMI)	171	1.9%	
Families with children			
Elderly families	266	3.0%	
Families with Disabilities	1775	19.8%	
Race/ethnicity (White)	989	11.0%	
Race/ethnicity (Black)	7260	80.8%	
Race/ethnicity (Asian/Other)	157	1.7%	
Race/ethnicity (Hispanic)	632	7.0%	
Characteristics by Bedroom Size (PH Only)			
1 BR	4199	46.7%	
2 BR	5112	56.9%	
3 BR	3209	35.7%	
4 BR	1330	14.8%	
5 BR	27	0.3%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting List Type : (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	9921		
Extremely low income <=30% AMI	8304	83.7%	
Very low income (>30% but <=50% AMI)	1379	13.9%	
Low income (>50% but <80% AMI)	222	2.2%	
Families with children			
Elderly families	346	3.5%	
Families with Disabilities	1985	20.0%	
Race/ethnicity (White)	1725	17.4%	
Race/ethnicity (Black)	7353	74.1%	
Race/ethnicity (Asian/Other)	209	2.1%	
Race/ethnicity (Hispanic)	613	6.2%	
Characteristics by Bedroom Size (PH Only)			
1 BR	4594	46.3%	
2 BR	5682	57.3%	
3 BR	3819	38.5%	
4 BR	87	0.9%	
5 BR	33	0.3%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting List Type : (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	8275		
Extremely low income <=30% AMI	6993	84.5%	
Very low income (>30% but <=50% AMI)	1112	13.4%	
Low income (>50% but <80% AMI)	164	2.0%	
Families with children			
Elderly families	250	3.0%	
Families with Disabilities	1377	16.6%	
Race/ethnicity (White)	911	11.0%	
Race/ethnicity (Black)	6691	80.9%	
Race/ethnicity (Asian/Other)	154	1.9%	
Race/ethnicity (Hispanic)	551	6.7%	
Characteristics by Bedroom Size (PH Only)			
1 BR	948	11.5%	
2 BR	5620	67.9%	
3 BR	4019	48.6%	
4 BR	1940	23.4%	
5 BR	986	11.9%	
5+ BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes : How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

DELAWARE COUNTY HOUSING AUTHORITY
20178 PHA PLAN
B.2. NEW ACTIVITIES
MIXED FINANCE MODERNIZATION/DEVELOPMENT

Mixed Finance

DCHA will be engaging in mixed-finance development activities for public housing.

The current redevelopment plan for Delaware County Housing Authority's (DCHA) existing Kinder Park Homes (Howard C. Kinder Park) 156 unit public housing development a portion of AMP Number 000001 located in Ridley Township, PA will be constructed in the following Phases:

- Phase 1 includes the demolition of 48 ACC units, community center, DCHA Maintenance Garage and the subsequent construction of 48 units of and a 4,000 sq community building and a children's playground.
- Phase II includes the demolition of 54 ACC units and the reconstruction of 50 units. This Phase also includes renovations to the existing Procurement Building
- Phase III includes the demolition of 54 ACC units and the reconstruction of 56 units.
- Phase IV will include the construction of 75 unit service enhanced senior building.

The redevelopment of Kinder Park Homes will utilize a structure of mixed finance development to be approved by the U.S. Department of Housing and Urban Development to transform an obsolete and unmarketable 1546 unit public housing project. The existing project will be demolished and a new state of the art development of approximately 15460 units will take its place.

DCHA and Pennrose Properties collaborated on the preparation of an application to the Pennsylvania Housing Finance Agency (PHFA) for Phase I, II and III ~~and II~~ of this redevelopment. Phase I was awarded in July 2013, ~~and~~ Phase II was awarded in June 2014 and Phase III was awarded in _____. DCHA has approved a commitment of up to \$2,424,402 in Capital Funds for this Phase I of the redevelopment effort, ~~and~~ \$2,408,055 for Phase II and \$2,390,000 for Phase III. The project ~~was also awarded \$2.4 includes million in~~ HOME Investment Partnership Program Funds from the County of Delaware. Pennrose GP, LLC ~~a~~ will serve as the general partner in the Kinder Park Housing Partnership's S, L.P. The partnership will lease the ground from the DCHA for

65-years and construct the improvements thereon. DCHA will manage the project under a management agreement with the Partnership. ~~A similar financing and management arrangement will follow in all remaining Phases.~~

Title to the land remains with DCHA but the land is leased to a newly formed limited partnership (the Partnership) under a long term (65 year) ground lease. DCHA will agree to provide a loan of some of its available Capital Fund. These are not HOPE VI funds, but function in the same way. The Capital Funds will be treated as federal subsidy funds for low-income housing tax credit purposes. DCHA will also enter into a commitment which will be documented in a Regulatory and Operating Agreement to provide a share of the public housing operating subsidy which it receives from HUD to the Partnership to subsidize the rents to the low income tenants. Under the public housing regulations, each tenant will pay 30% of its actual income as rent and the public housing operating subsidy will make up the difference between that amount and the agreed upon budgeted expense for the year. As a result, the Partnership will not incur operating deficits, but also will not generate positive operating cash flow.

DELAWARE COUNTY HOUSING AUTHORITY
2017~~8~~ PHA PLAN
B.2. NEW ACTIVITIES
DEMOLITION/DISPOSITION

Demolition and Disposition

DCHA plans to conduct demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year.

The Kinder Park Homes campus is located adjacent to the MacDade Blvd. exit off Interstate 476, "The Blue Route," in an affluent, tree-lined streets section of Township of Ridley, Delaware County, PA. The 56-acre campus includes three mid-rise buildings containing 160 independent living apartments for seniors and disabled residents, 156 semi-detached family rental homes, a seldom used community building, an underutilized maintenance building, warehouse and the executive offices of the Housing Authority of the County of Delaware (HACD). The HACD owns the campus and manages the development. The HACD has long desired to replace the semi-detached homes (which lack modern amenities), build a new community building, a maintenance building/warehouse and an additional mid-rise building for seniors equipped with a congregate dining facility. After years of master-planning, the HACD, along with their designated redeveloper Pennrose Properties, LLC (Pennrose), is moving forward on this four phase redevelopment.

The development team has secured financing for Phase I, Phase II and Phase III of the project including an allocation of Low Income Housing Tax Credits (LIHTC), Delaware County HOME funds and HACD Capital funds.

- Phase I includes the demolition of 48 ACC units, community center, DCHA Maintenance Garage and the subsequent construction of 48 units of and a 4,000 sq community building and a children's playground. This Phase was completed in late 2015 early 2016. Demolition Application was approved by HUD June 27, 2014.
- Phase II includes the demolition of 54 ACC units and the reconstruction of 50 units. This Phase also includes renovations to the existing Procurement Building. This Phase is scheduled to be completed late 2016. The Demolition Application was approved by HUD December 10, 2014.
- Phase III includes the demolition of 54 ACC units and the reconstruction of 56 units. This Phase will begin demolition/construction late 2016 early 2017. The Demolition Application was approved by HUD December 10, 2014.
-

- Phase IV will include the construction of 75 unit service enhanced senior building.

The new units boast an architectural style that is in keeping with the surrounding area and will meet EnergyStar 3.0 efficiency requirements. The site design exercises the principles of New Urbanism in an effective and efficient design style. The experienced development team of Pennrose, Wallace Roberts and Todd Architects (WRT) and Domus Inc. and Conrad has collaborated on greater than 15 successful projects throughout the Mid-Atlantic Region.

The need for the proposed development is tremendous, as HACD's waiting list exceeds 20,000 households and the primary market area has a zero percent vacancy rate for affordable housing. The availability of new affordable units, particularly those designed for families, is severely lacking in the area. Moreover, the development will afford the Township of Ridley the opportunity to house low-income households in some of the municipality's finest housing. The new rental units will be subsidized by the HACD's Annual Contribution Contracts, Project Based Vouchers and tax credit units with no rental subsidy. Subsequent phases will have a similar rental structure. The rental subsidies increase the viability of the project, while enabling HACD to serve families in the lowest tiers of affordability. Kinder Park will also offer a fully funded menu of supportive services from more than 20 of the HACD's supportive service partnerships.

The proposed Kinder Park site is in an area that boasts numerous viable employment, recreational and services options. The development is ideally located near Interstate 476 and Interstate 95, allowing quick access by car or train to King of Prussia, Philadelphia, New Jersey, and Delaware. Local services include libraries, parks, shopping, hospitals and quality public schools. It is in an area that has been included in two locally adopted revitalization plans and the project is an ideal complement to both plans and has been endorsed as such by the Township of Ridley and County of Delaware. Together, our experienced development team, in partnership with the Pennsylvania Housing Finance Agency, the US Department of Housing & Urban Development, the County of Delaware, and the Township of Ridley is prepared to commit to improving the quality of life for the residents of Kinder Park, the Township of Ridley and the County of Delaware.

Demolition/Disposition Activity Description
1a. Development name: Kinder Park Homes and Community Center/Maintenance Garages/Purchasing Warehouse 1b. Development (project) number: AMP 000001
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Next 12 months</u>

5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12 to 36 months b. Projected end date of activity:

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DELAWARE COUNTY HOUSING AUTHORITY
2017~~8~~ PHA PLAN
B.2. NEW ACTIVITIES

Conversion of Public Housing to Tenant-Based Assistance

Delaware County Housing Authority (DCHA) has reviewed the following developments operation as Public Housing.

Project Name	AMP #
Calcon Gardens	000006
Calcon Group	000007
Highland Homes	000004
Parkview Homes and Parkview Apartments	000003

Delaware County Housing Authority has concluded that a total conversion of these developments may be inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion at this time, DCHA has converted a portion of AMP000001 family units to Project Based Vouchers during the reconstruction project.

DELAWARE COUNTY HOUSING AUTHORITY
2017~~8~~ PHA PLAN
B.2. NEW ACTIVITIES
PROJECT BASED VOUCHERS

DCHA anticipates utilizing the Project Based Voucher (PBV) Program to a limited extent of less than 200 new PBVs. DCHA's policy has been to utilize the PBV program to maintain or increase the supply of affordable housing units that can be preserved for significant periods of time in properties controlled by DCHA through long term ground leases.

DCHA may utilize a small number of PBV's in a project to expand affordable housing choice for mental health clients of a Fairweather Lodge sponsored by Elwyn, Inc. a leading mental health provider headquartered in Delaware County.

PBV utilization in the manner outlined is consistent with the following goals and objectives of DCHA.

1. Expand and or maintain the supply of assisted housing through implementation of the following objectives:
 - Leverage private or other public funds to create additional housing opportunities: Kinder Park Homes
 - Acquire or build units or developments
 - DCHA will explore opportunities to develop assisted living units for senior citizens, through acquisition and rehabilitation of a property or new construction adjacent to our existing Kinder Park Apartments.
2. Increase assisted housing choices through the implementation of the following objectives:
3. Convert public housing to vouchers
4. Provide an improved living environment through the implementation of the following objectives:
5. Ensure equal opportunity and affirmatively further fair housing through the implementation of the following objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

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**Certifications of Compliance with
PHA Plans 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 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

DCHA BOARD RESOLUTION NUMBER 1491

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the x 5-Year and/or x Annual PHA Plan for the PHA fiscal year beginning 4/1/2017, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
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 to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
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 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes 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 2010-25);
 - 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;
 - 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 part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. 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).

Delaware County Housing Authority

PA023


PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2017

☒ 5-Year PHA Plan for Fiscal Years 2018 - 2021

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	PAUL G. MATTUS
Title	CHAIRMAN
Signature	
Date	DECEMBER 20, 2016

DELAWARE COUNTY HOUSING AUTHORITY
20178 PHA PLAN
B.5. MISSION, GOALS AND OBJECTIVES

Mission Statement

~~Innovative Housing Made Affordable. A commitment to excellence.~~

Values

~~— Loyalty~~
~~— Integrity~~
~~— Honesty~~
~~— Pride~~
~~— Respect~~

DCHA Vision Statement

~~DCHA will be recognized as an innovative developer and manager of affordable housing.~~

~~DCHA will lead the public real estate management industry through continuous improvement of its partnership and investments in affordable housing by utilizing its human, physical, financial assets in a manner that benefits each of its stakeholders.~~

DCHA continues to offer a diversity of affordable housing choices to the citizens of Delaware County in a variety of tenant and property based programs.

1. Expand and or maintain the supply of assisted housing through implementation of the following objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities: - Kinder Park Homes.
 - Acquire or build units or developments
 - DCHA will explore opportunities to develop assisted living units for senior citizens, through acquisition and rehabilitation of a property or new construction adjacent to our existing Kinder Park Apartments.
2. Improve the quality of assisted housing through the implementation the following objectives:

- Improve public housing management: (PHAS score) 89 for FYE 3-31-15
- Maintain current status of voucher management system: (SEMAP High Performer FYE 3-31-16)
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: ~~Implement Fairground Homes Mixed Finance development. Planning for~~ Kinder Park Mixed Finance development.
- Demolish or dispose of obsolete public housing: Demolition or dispose of Kinder Park Homes
- Provide replacement public housing
- Provide replacement vouchers

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3. Increase assisted housing choices through the implementation of the following objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Respond to requests for higher payment standards based on research and rent regulations determinations.

DCHA will investigate the conversion of its current 5 (h) Homeownership Plan to Section 32. DCHA's Fairground Homes Redevelopment is expected to have a homeownership component involving 36 for sale units.

4. Maintain public housing site-based waiting lists:

Site based waiting lists are an integral part of attracting private investment in public housing.

DCHA has established a site based waiting lists ~~CHA~~ and has- implemented a no limit option for how many communities an applicant can apply for.

DCHA will or has implanted electronic applications for all those applying for Housing Assistance. Applicants can apply for housing assistance on DCHA's online Housing Assistance Application through ~~HOUSINGRENT~~ Cafe located on our website at www.dcha1.org,

5. Convert public housing to vouchers ~~approximately 20.~~
6. DCHA has encouraged Family Self Sufficiency participation and will maintain its FSS program as indicated in FSS Action Plan.

Effective September 1, 2016 Delaware County Housing Authority
~~achieved 48~~achieved 48 mandated slots (Original mandate 131) for HCV and 27
(Original mandate 45) slots for Public Housing, families under the Family Self-
Sufficiency Program with supportive services as described in this Action Plan.

7. Provide an improved living environment through the implementation of the following objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - DCHA will skip applicants on the waiting list to select the first eligible applicant that meets the criteria to achieve the goal of deconcentration in its communities. This will be measured by reviewing the Deconcentration Analysis on a quarterly basis.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements: The DCHA Board of Commissioners has adopted a resolution on trespass and barment of non-residents. DCHA will work with the Resident Organizations of each community to adopt this policy. DCHA will continue to apply for available grants for extra police patrols in our Development's.
 - Implement Property Based Management/Property Based Accounting.
8. Promote self-sufficiency and asset development of assisted households through the implementation of the following objectives:
 - Increase the number and percentage of employed persons in assisted families:

DCHA will continue to provide literature on the Family Self Sufficiency program to all residents in our efforts to increase the number of families participating in the program.
 - Provide or attract supportive services to improve assistance recipients' employability:

Through Family Self Sufficiency Counseling.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Delaware County Housing Authority continues to fund programs for the Elderly and Disabled with operating funds, and the programs continue to experience great success. Programs include a combined knitting and crochet group; needle point, latch hook, Bingo with Julie Anderson, ceramics; and combined painting with water color and sketching group. DCHA also funds Silly Bands, a Lunch Program, Embroidery Group, Plastic Canvas, and the Gardening Program and an Exercise Group.

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In addition to the above, DCHA sponsors Jewelry Making Groups; Healthy Cooking Demonstrations and Healthy Cooking Discussions; Computer Classes; Candy Making; Woodworking; Arts & Crafts; Paper Crafting; Bible study, and monthly cake baking by residents for birthday celebrations. DCHA is currently providing transportation for local excursions, such as a Diner's group, shopping to area malls and stores, the Breakfast Club, and trips to local regularly priced and discount super markets. DCHA also sponsors yearly trips to the Chester Senior Center to pick up food vouchers, and follow up trips to redeem food vouchers. Finally, DCHA provide transportation to area restaurants for socialization purposes.

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In spring of 2017 DCHA conducted its ninth annual Health Fair. Forty-five (45) Human Service Organizations from all over Delaware County and Philadelphia participated and provided information to approximately 150 residents in the KPMR residential complex. In addition to the vendors providing a lot of information and give-a-ways, the Kinder Park Mid-Rise Resident Organization and DCHA provided a free lunch of Hot Dogs, potato chips and soda to all who attended. Staff and residents were invited to attend and a great time was had by all.

DCHA provides space for Resident Organization Meetings for the Elderly and Disabled. The Resident Organization provides a quarterly Cancer Support Group; a gathering with the SPCA to educate residents about pet care; a musical Meet & Greet Spring Fling; help with Rent Rebates; Thursday and Tuesday night Rummy; and Wednesday and Saturday Night Bingo, and Card Games on Sunday, Monday, Tuesday, Wednesday, and Friday evenings. And this year (2016) the Resident Organization gathered together a group of volunteers to clean up the storage units in all three Kinder Park Mid-Rise Buildings. DCHA is also involved with the Resident Organization in setting up the community room for R. O. events, in partnering with them on some programs, and any other need for involvement that may arise.

DCHA has a beautiful Solarium and sitting area for residents which serves as a connecting link between its three Mid-Rise Buildings. Residents tend the plants in the Solarium as a Volunteer activity. They keep the solarium clean, repot plants, pick dead leaves and what-ever else needs to be done, and they do a fantastic job.

A variety of speakers come to DCHA. -Current speakers have - spoken about Basic Medicare, Medicaid, Cost Sharing and Medigap Basics. Information on home health care was provided by Continuous Home Health Care and Suma Home Health Care, and Gateway and Cigna Health Insurance Companies. Many speakers provided the residents with snacks and give-a-ways. Cigna Health Spring provided a water Ice Social. Domestic Abuse Project came and spoke about domestic violence and how it impacts the whole family and a Healthy Snack Day, and Gateway provides a monthly birthday celebration with sheet cake and beverages and DCHA has attempted to start a Bereavement Group.

DCHA sponsors recognition Covered Dish Lunch programs throughout the year. Each Covered Dish Lunch has a theme. Themes included a Volunteer Recognition Lunch in the summer during which 367 volunteers were recognized for their excellent service to DCHA; a Thanksgiving Celebration; a Christmas Lunch and volunteer recognition celebration; , and a Gardener's Covered Dish Lunch.

DCHA residents also participated in monthly blood pressure screenings. The Nurse that conducts the blood pressure screening also provides on-going care for residents who are in need of further assistance with any medical problem their doctor will approve for continued care. The company that does the blood pressure screening also partners with a doctor who does home visits for residents who are home-bound. DCHA also allows a podiatrist to come to the community room in Kinder Park to provide foot care for those in need in need of this service. Each year we also participate in Hearing Screenings, Vision Screenings and provide Flu Shots through one of our numerous contacts.

During the Health Fair of 20176 residents participated in a Screening Day. The screening day consisted of residents participating in an extensive interview. Once the interview questions were answered the residents got their blood pressure taken, their drug interaction measured, their heart checked, a corroded artery screening, and a neuropathy check. This program was such a huge success the providers are interested in returning to DCHA to assist residents who have not been served.

DCHA also sponsors Commodity Distribution. Residents who participate receive a large box full of various food items and a big block of cheese. We have also worked with the Woodlyn Pharmacy in promoting their Delivery Program.

Because of DCHA's large number of programs for elderly and disabled residents, we have recruited some volunteers to help with the daily operation of the programs. The volunteers consist of elderly and disabled residents who

reside in the KPMR and work very hard and make a real difference in ensuring that DCHA's programs are a success. Volunteers for the elderly and disabled programs provide the following list of services: commodity distribution; teach computer classes; assist with excursions; assist with the distribution of our weekly reminder of activities called "This Week at DCHA"; —work in the Solarium; decorate the community room for special occasions, and cook for outdoor barbeques. —In addition to the above volunteers serve food to the disabled who cannot serve themselves; wipe tables for the lunch program, bake cakes for the monthly birthday celebrations; distribute flyers; provide interpreting services for a large Ukraine population; -and vacuum hallways and elevators. -Our Ukraine population also provides children's choirs and bands that perform on special occasions.

Finally, DCHA ~~communicates with~~assists the Elderly & Disabled ~~throughby~~provision ~~ding of~~ a weekly Flyer of activities, a monthly calendar of events, a quarterly Brochure of activities, and a Human Service Referral Service.

Supportive Housing Program Statement

Delaware County Housing Authority in collaboration with Horizon House has obtained Supportive Housing Funds to obtain and rehabilitate four properties to provide housing for mentally disabled homeless individuals. Supportive Services for this project continues to be funded through the Delaware County Continuum of Care.

Delaware County Housing Authority in collaboration with Horizon House, Family and Community Service of Delaware County and Holcomb Behavioral Health Systems has obtained Supportive Housing Funds to provide Housing Choice Vouchers for mentally ill and chronic substance abuse homeless clients.

Shelter Plus Care Statement

Delaware County Housing Authority in collaboration with various Delaware County Agencies have obtained Shelter Plus Care Funds to provide Housing Choice Vouchers for mentally ill, HIV, other diseases and chronic substance abuse homeless clients.

9. Ensure equal opportunity and affirmatively further fair housing through the implementation of the following objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

DCHA administers the VASH program and has partnered with the Veterans Administration Medical Center (VAMC)

DCHA had agreed to work with Pennsylvania Housing Finance Agency (PHFA) in the administration of the Tenant Based Rental Assistance (TBRA) program whose goal is to provide much needs resources to commonwealth citizens' persons transitioning from full time nursing home care to permanent independent living.

DCHA administers the S8 Mainstream funding and works with the Freedom Valley Disability Enablement Incorporated to aid in the provision of support services to include:

Assisting to identify Voucher eligible applicants and provide preference for issuance of Vouchers to Continuum of Care Program and Supportive Housing Program graduates.

Assisting potential voucher recipients in locating the appropriate housing.

If modifications to the residence are needed, assisting recipients in finding the appropriate assistive technology, installation (i.e. a ramp and the builder/installer) and necessary funding, and

Assisting potential recipients in identifying and coordinating other appropriate support services.

DCHA maintains accessible units in its housing inventory
DCHA operates successful Supportive Housing Program and Shelter Plus Care programs totaling 70 units.

The construction of Phase I of the Fairground Homes redevelopment was completed in December 2008. Phase I consists of 73 Project Based units. Of the 73 units 8 units are accessible. Phase II of this redevelopment was completed in December 2010. Phase II consists of 71 units. Of the 71 units 9 units are accessible. Phase III construction began in June 2011 and was completed in April, 2012. This is a 48-unit Senior Apartment Building. In accordance with HUD's approval of January 31, 2011, this building is designated as elderly only. The

construction of Phase IV was completed in May, 2013 and consist of 71 units 10 units are accessible

DCHA has executed an MOA with many of the agencies representing “special needs” consumers which will address the case management to be provided to their clients who are participating in assisted housing programs.

DCHA has entered into an agreement with HUD to provide Section 504 training for employees.

DCHA is continuing its longstanding relationship with a variety of county agencies representing “special needs” populations including the mentally and physically handicapped/disabled, persons with HIV and Aids, the homeless, persons in drug and alcohol treatment programs and victims of domestic violence. DCHA will continue to expand housing opportunities for these groups through referrals from advocate groups and targeting of assistance in existing assisted housing programs. Case management by these advocates is an integral part of these housing opportunities.

**2017 PHA PLAN
RESIDENT ADVISORY BOARD MEETING
OCTOBER 25, 2016
SIGN-IN SHEET**

NAME (Please Print)	SIGNATURE
Chennelle Echevarria	Chennelle Echevarria
SARAH MOORE	Sarah Moore
Diana Joyce Danner	Diana Joyce Danner
DENISE LUCY	Denise Lucy
VICKIE COOPER	Vickie Cooper
Christine Dorelli Christen-Belcher	Christine Dorelli Christen-Belcher
KATE WISE	Kate Wise
Gwen Meltzer	Gwen Meltzer
DARLENE BERSTLER	Darlene Berstler
ELOUISE B. ROBINSON	Elouise B. Robinson
Ann Kennedy	Ann Kennedy
HAZIM ABELUWAH	Hazim Abeluwah
Tom C. Cleckner	Tom C. Cleckner
SHAWN M. KEARNEY	Shawn M. Kearney

Minutes

Resident Advisory Board Meeting October 25, 2016

DCHA Staff in Attendance: Janice Roberts, Christine Butakis, Shawn Kearney, Ann Kennedy, Chennelle Echevarria, Ian Cleghorn, Kate Wise

Resident Organization Boards in Attendance:

Kinder Park Apartments: Officers - Gwenn Meltzer, President; Darlene Berstler, Vice President; Elouise Robinson, Secretary; Victoria Jackson-Cooper, Treasurer

Bridgeview: Officers – Diana Danner, President; Sarah Moore, Hazim Abdullah, Denise Lucy, Treasurer

Janice Roberts began the meeting by having everyone introduce themselves. She then explained that the purpose of the meeting was to inform the Resident Advisory Board (which is comprised of the Resident Organizations) of the proposed changes to the Agency plan that will go into effect next year.

The following policies were covered:

- 1) Janice read the policy pertaining to children under the age of 6. An extension of 90 days period will be granted to the family if they do not have a Social Security Number for any member under age 6. If the applicant family does not produce the required documentation within the 90 days, then DCHA will impose appropriate penalties.
- 2) Janice read the changes pertaining to Tenant Self Certification. DCHA will accept a tenant's signed self-certification of compliance with the community service requirements. A couple residents did not understand who was exempt and at what age. Janice explained the policy and defined a senior as 62 years or older.
- 3) Janice read the changes to Streamlined Annual Reexamination for fixed income and explained the policy. Gwenn Meltzer asked if this cuts back on yearly certifications and Janice explained that this is only for fixed income changes, tax credits have to do this every year and public housing every three years. The crowd started to talk about a 3% increase and Janice stated that we have not been told yet about this. Victoria Cooper-Jackson asked when the increase would go into effect and Janice said April 1st is when changes of income go into effect.

- 4) Janice then read about total net assets equal to or less than \$5,000 and how DCHA will accept a family's declaration without taking additional steps to verify the accuracy of the declaration. She explained that this applies to Public Housing, new housing and it applies to tax credit as well. We will have a form about self-certification. This was discussed and explained because banks are charging now for this information.
- 5) Janice states the only other changes are definitions because these were talked about in the changes that were made in the ACOP.
- 6) The Flat Rents were discussed and explained.
- 7) Chris Butakis explained that we are now doing everything electronically and explained where to go on the portal and follow the prompts. She also explained that there are no limitations on how many sites one can apply for. If you do not have access, ask for help from family & friends or go to the library. Come to the Housing Authority and we will assist you. Gwenn asked how long will it take until they contact you. Chris explained how it is set up to check it yourself. Victoria asked if you still need to do changes or do it annually. Chris explained that Brittany still does process paper updates.
- 8) Chris explained that if any one engaged in criminal activities within 10 years would be denied assistance has been changes to 7 years. It was asked about checking for drugs or felonies and Chris explained that it checked at the time of selection.

Prior to the meeting starting Janice Roberts said we were waiting for a few people so is anyone had anything to discuss. Victoria Cooper-Jackson asked if they could cameras on their floors. Janice said maybe in the future. Ian said that Handicap doors might be more of a priority than cameras. They discussed writing a grant. Darlene said that maybe a PA system would be helpful.

Sarah said we need to pay our rents and some seniors don't have cars to get here. We get late fees because we don't get paid until the first. She said they carpool but that doesn't always work. They discussed late fees and Janice said she has a meeting with Larry on Thursday and will bring this up.

At the end of the meeting Janice asked if anything great was going on in the buildings. Sarah Moore said they are having COSA to come over and try to set up some things at their building. Ian suggested to reach out to Mercy Life. Diana suggested that a suggestion box be installed so everyone can voice their opinion. They want to have a garden club and are trying to get more people involved.

Victoria asked about the community building being leased out and was told NO PRIVATE PARTIES.

Gwenn explained that nobody could be reached the Monday of a holiday because there was a flood in the lobby. Our overtime guy was really upset about coming out. Ian explained that

because the holiday fell on a Monday after the weekend, the phone system was not properly set up.

Residents at the Fairgrounds were talking about how their cars had been getting wrecked and Jan stated that we have working cameras now.

Meeting adjourned.

DRAFT

DELAWARE COUNTY HOUSING AUTHORITY



1855 Constitution Avenue
Woodlyn, Pennsylvania 19094
610-876-2521 Fax: 610-490-6246
TDD#: 610-876-3341

Board of Commissioners:

Paul G. Mattus, CHM
Francis J. Bernhardt, Jr.
William T. Neill, III, Esq.
Robert Boland

October 19, 2016

Executive Director and Secretary

Lawrence E. Hartley, P.H.M.

Gwenn Meltzer
1847 Constitution Avenue
Apt. 506
Woodlyn, PA 19094

Solicitor

Stephen J. Polaha, Esq.

RE: Public Housing Agency Plan – 2017

Dear Gwenn Meltzer,

Enclosed you will find a draft of DCHA's 2017 Public Housing Agency Plan. There will be a meeting on **Tuesday, October 25, 2016 at 3:00 pm** to review changes to the plan. The meeting will be held in the office across from the Inspections office in Building 2, 1855 Constitution Avenue, Woodlyn, PA. Please bring your packet with you to the meeting.

If you have any questions, I can be reached at 610-490-6233 or via email at jroberts@dchal.org.

Sincerely,

A handwritten signature in cursive script that reads "Janice M. Roberts".

Janice M. Roberts, P.H.M.
Director of Public Housing

JMR/kw
Enclosure

Site Offices

Calcon Property Group
2 Studevan Plaza
Sharon Hill, PA 19079
610-534-3210
Fax: 610-534-3310

Parkview Property Group
50 Griffith Street
Upland, PA 19015
610-876-1398
Fax: 610-876-5790

Fairgrounds Property Group
2000 Tolston Street
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Fax: 610-494-6885

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October 19, 2016

Executive Director and Secretary

Lawrence E. Hartley, P.H.M.

Dorothy Hennessy
1855 Constitution Avenue
Apt. 603
Woodlyn, PA 19094

Solicitor

Stephen J. Polaha, Esq.

RE: Public Housing Agency Plan – 2017

Dear Dorothy Hennessy,

Enclosed you will find a draft of DCHA's 2017 Public Housing Agency Plan. There will be a meeting on **Tuesday, October 25, 2016 at 3:00 pm** to review changes to the plan. The meeting will be held in the office across from the Inspections office in Building 2, 1855 Constitution Avenue, Woodlyn, PA. Please bring your packet with you to the meeting.

If you have any questions, I can be reached at 610-490-6233 or via email at jroberts@dcha1.org.

Sincerely,

A handwritten signature in dark ink that reads "Janice M. Roberts". The signature is written in a cursive style.

Janice M. Roberts, P.H.M.
Director of Public Housing

JMR/kw
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October 19, 2016

Executive Director and Secretary

Lawrence E. Hartley, P.H.M.

Elouise Robinson
1847 Constitution Avenue
Apt. 507
Woodlyn, PA 19094

Solicitor

Stephen J. Polaha, Esq.

RE: Public Housing Agency Plan – 2017

Dear Elouise Robinson,

Enclosed you will find a draft of DCHA's 2017 Public Housing Agency Plan. There will be a meeting on **Thursday, October 25, 2016 at 3:00 pm** to review changes to the plan. The meeting will be held in the office across from the Inspections office in Building 2, 1855 Constitution Avenue, Woodlyn, PA. Please bring your packet with you to the meeting.

If you have any questions, I can be reached at 610-490-6233 or via email at jroberts@dcha1.org.

Sincerely,

A handwritten signature in cursive script that reads "Janice M. Roberts".

Janice M. Roberts, P.H.M.
Director of Public Housing

JMR/kw
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Robert Boland

October 19, 2016

Executive Director and Secretary

Lawrence E. Hartley, P.H.M.

Victoria Jackson-Cooper
1847 Constitution Avenue
Apt. 501
Woodlyn, PA 19094

Solicitor

Stephen J. Polaha, Esq.

RE: Public Housing Agency Plan – 2017

Dear Ms. Jackson-Cooper,

Enclosed you will find a draft of DCHA's 2017 Public Housing Agency Plan. There will be a meeting on **Tuesday, October 25, 2016 at 3:00 pm** to review changes to the plan. The meeting will be held in the office across from the Inspections office in Building 2, 1855 Constitution Avenue, Woodlyn, PA. Please bring your packet with you to the meeting.

If you have any questions, I can be reached at 610-490-6233 or via email at jroberts@dchal.org.

Sincerely,

A handwritten signature in dark ink, reading "Janice M. Roberts".
Janice M. Roberts, P.H.M.
Director of Public Housing

JMR/kw
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Robert Boland

October 19, 2016

Executive Director and Secretary

Lawrence E. Hartley, P.H.M.

Sarah Moore
1301 Peterson Street
Apt. 104
Chester Township, PA 19013

Solicitor

Stephen J. Polaha, Esq.

RE: Public Housing Agency Plan – 2017

Dear Sarah Moore,

Enclosed you will find a draft of DCHA's 2017 Public Housing Agency Plan. There will be a meeting on **Tuesday, October 25, 2016 at 3:00 pm** to review changes to the plan. The meeting will be held in the office across from the Inspections office in Building 2, 1855 Constitution Avenue, Woodlyn, PA. Please bring your packet with you to the meeting.

If you have any questions, I can be reached at 610-490-6233 or via email at jroberts@dchal.org.

Sincerely,

Janice M. Roberts, P.H.M.
Director of Public Housing

JMR/kw
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Robert Boland

Executive Director and Secretary

Lawrence E. Hartley, P.H.M.

Solicitor

Stephen J. Polaha, Esq.

October 19, 2016

Lorraine Lancaster
1301 Peterson Street
Apt. 109
Chester Township, PA 19013

RE: Public Housing Agency Plan – 2017

Dear Lorraine Lancaster,

Enclosed you will find a draft of DCHA's 2017 Public Housing Agency Plan. There will be a meeting on **Tuesday, October 25, 2016 at 3:00 pm** to review changes to the plan. The meeting will be held in the office across from the Inspections office in Building 2, 1855 Constitution Avenue, Woodlyn, PA. Please bring your packet with you to the meeting.

If you have any questions, I can be reached at 610-490-6233 or via email at jroberts@dcha1.org.

Sincerely,

Janice M. Roberts, P.H.M.
Director of Public Housing

JMR/kw
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Robert Boland

Executive Director and Secretary

Lawrence E. Hartley, P.H.M.

Solicitor

Stephen J. Polaha, Esq.

October 19, 2016

Hazim Abdullah
1301 Peterson Street
Apt. 204
Chester Township, PA 19013

RE: Public Housing Agency Plan – 2017

Dear Hazim Abdullah,

Enclosed you will find a draft of DCHA's 2017 Public Housing Agency Plan. There will be a meeting on **Tuesday, October 25, 2016 at 3:00 pm** to review changes to the plan. The meeting will be held in office across from the Inspections office in Building 2, 1855 Constitution Avenue, Woodlyn, PA. Please bring your packet with you to the meeting.

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Sincerely,

Janice M. Roberts, P.H.M.
Director of Public Housing

JMR/kw
Enclosure

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October 19, 2016

Denise Lucy
1301 Peterson Street
Apt. 308
Chester Township, PA 19013

Board of Commissioners:

Paul G. Mattus, CHM
Francis J. Bernhardt, Jr.
William T. Neill, III, Esq.
Robert Boland

Executive Director and Secretary

Lawrence E. Hartley, P.H.M.

Solicitor

Stephen J. Polaha, Esq.


RE: Public Housing Agency Plan – 2017

Dear Denise Lucy,

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Sincerely,


Janice M. Roberts, P.H.M.
Director of Public Housing

JMR/kw
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October 19, 2016

Viola Cox
1301 Peterson Street
Apartment 313
Chester Township, PA 19013

Board of Commissioners:

Paul G. Mattus, CHM
Francis J. Bernhardt, Jr.
William T. Neill, III, Esq.
Robert Boland

Executive Director and Secretary

Lawrence E. Hartley, P.H.M.

Solicitor

Stephen J. Polaha, Esq.

RE: Public Housing Agency Plan – 2017

Dear Viola Cox,

Enclosed you will find a draft of DCHA's 2017 Public Housing Agency Plan. There will be a meeting on **Tuesday, October 25, 2016 at 3:00 p.m.** to review changes to the plan. The meeting will be held in the office across from the Inspections office in Building 2, 1855 Constitution Avenue, Woodlyn, PA. Please bring your packet with you to the meeting.

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Sincerely,

Janice M. Roberts, P.H.M.
Director of Public Housing

JMR/kw

Enclosure

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DELAWARE COUNTY HOUSING AUTHORITY



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TDD#: 610-876-3341

October 19, 2016

Diana Danner
1301 Peterson Street
Apartment 312
Chester Township, PA 19013

Board of Commissioners:

Paul G. Mattus, CHM
Francis J. Bernhardt, Jr.
William T. Neill, III, Esq.
Robert Boland

Executive Director and Secretary

Lawrence E. Hartley, P.H.M.

Solicitor

Stephen J. Polaha, Esq.

RE: Public Housing Agency Plan – 2017

Dear Diana Danner,

Enclosed you will find a draft of DCHA's 2017 Public Housing Agency Plan. There will be a meeting on **Tuesday, October 25, 2016 at 3:00 p.m.** to review changes to the plan. The meeting will be held in the office across from the Inspections office in Building 2, 1855 Constitution Avenue, Woodlyn, PA. Please bring your packet with you to the meeting.

If you have any questions, I can be reached at 610-490-6233 or via email at jroberts@dchal.org.

Sincerely,

Janice M. Roberts, P.H.M.
Director of Public Housing

JMR/kw
Enclosure

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October 19, 2016

Rosemary Northcraft
1301 Peterson Street
Apartment 101
Chester Township, PA 19013

Board of Commissioners:
Paul G. Mattus, CHM
Francis J. Bernhardt, Jr.
William T. Neill, III, Esq.
Robert Boland

Executive Director and Secretary
Lawrence E. Hartley, P.H.M.

Solicitor
Stephen J. Polaha, Esq.

RE: Public Housing Agency Plan – 2017

Dear Rosemary Northcraft,

Enclosed you will find a draft of DCHA's 2017 Public Housing Agency Plan. There will be a meeting on **Tuesday, October 25, 2016 at 3:00 p.m.** to review changes to the plan. The meeting will be held in the office across from the Inspections office in Building 2, 1855 Constitution Avenue, Woodlyn, PA. Please bring your packet with you to the meeting.

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Sincerely,
A handwritten signature in cursive script that reads "Janice M. Roberts".
Janice M. Roberts, P.H.M.
Director of Public Housing

JMR/kw
Enclosure

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Board of Commissioners:

Paul G. Mattus, CHM
Francis J. Bernhardt, Jr.
William T. Neill, III, Esq.
Robert Boland

Darlene Berstler
1847 Constitution Avenue
Apartment 310
Woodlyn, PA 19094

Executive Director and Secretary

Lawrence E. Hartley, P.H.M.

Solicitor

Stephen J. Polaha, Esq.

RE: Public Housing Agency Plan – 2017

Dear Diane Berstler,

Enclosed you will find a draft of DCHA's 2017 Public Housing Agency Plan. There will be a meeting on **Tuesday, October 25, 2016 at 3:00 p.m.** to review changes to the plan. The meeting will be held in the office across from the Inspections office in Building 2, 1855 Constitution Avenue, Woodlyn, PA. Please bring your packet with you to the meeting.

If you have any questions, I can be reached at 610-490-6233 or via email at jroberts@dcha1.org.

Sincerely,

Janice M. Roberts, P.H.M.
Director of Public Housing

JMR/kw
Enclosure

Site Offices

Calcon Property Group
2 Studevan Plaza
Sharon Hill, PA 19079
610-534-3210
Fax: 610-534-3310

Parkview Property Group
50 Griffith Street
Upland, PA 19015
610-876-1398
Fax: 610-876-5790

Fairgrounds Property Group
2000 Tolston Street
Chester, PA 19013
610-494-6690
Fax: 610-494-6885

Kinder Park Property Group
1847 Constitution Avenue
Woodlyn, PA 19094
610-490-6220
Fax: 610-490-3305

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

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Linda F. Hill, the Director, Delaware County OHCD
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Delaware County Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

County of Delaware
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The DCHA Plan is consistent with the County's Consolidated Plan (CP) as it includes activities to
address several of the CP goals & strategies such as the production of affordable housing & helping
homeless households transition to permanent housing. The DCHA Plan is also consistent with the
County's AI as it includes strategies for addressing impediments identified in the AI such as
education of fair housing rights, availability & quality of affordable housing, housing mobility &
limited resources available to support housing initiatives.

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
Linda F. Hill

Title
Director

Signature



Date
November 16, 2016

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

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, LAWRENCE J. GENTILE, the TOWNSHIP MANAGER/
Official's Name *Official's Title* SECRETARY

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Delaware County Housing Authority

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

TOWNSHIP OF HAVERFORD
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

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

LAWRENCE J. GENTILE

Signature

Lawrence J. Gentile

Title

TOWNSHIP MANAGER/SECRETARY

Date

11-21-16

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number - DCHA PA023			Locality (City/County & State)		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2018	Work Statement for Year 2 FFY 2019	Work Statement for Year 3 FFY 2020	Work Statement for Year 4 FFY 2021	Work Statement for Year 5 FFY 2022
B.	Physical Improvements Subtotal	Annual Statement	2,000.00	374,000.00	184,000.00	184,000.00
C.	Management Improvements		2,000.00			
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		145,040.00	145,040.00	145,040.00	145,040.00
F.	Other					
G.	Operations		362,600.00	362,600.00	362,600.00	362,600.00
H.	Demolition					
I.	Development		938,758.00	568,758.00	758,758.00	758,758.00
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		1,450,398.00	1,450,398.00	1,450,398.00	1,450,398.00
L.	Total Non-CFP Funds					
M.	Grand Total		1,450,398.00	1,450,398.00	1,450,398.00	1,450,398.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2018	Work Statement for Year _____ FFY 2019			Work Statement for Year: _____ FFY 2020		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	Survey- Professional Fees		2,000.00	Survey- Professional Fees		\$2,000.00
Statement						
	AMP000001 – Kinder Park Apts. Electrical Switch Gear upgrade	60 units	\$150,000.00	AMP0000007 – Lincoln Park – Unit Rehab (HVAC, doors, windows, roof replacements, kitchens, baths, electrical.)	35 units	\$72,000.00
	AMP0000007 – Greenhill Court Apts – Electrical upgrade, heating upgrade, boiler upgrade, Security/Camera upgrade	45 units	\$25,000.00	AMP0000007 – Greenhill Court Apts – Electrical upgrade, heating upgrade, boiler upgrade, Security/Camera upgrade	45 units	\$20,000.00
	AMP000001 – Kinder Park Apts. Window/door replacements	60 units	\$72,000.00	AMP000001 – Kinder Park Apts. Window/door replacements	60 units	\$50,000.00
	AMP000001 – Kinder Park Homes – Total Demo/Reconstruction/ new Senior Building – Tenant Relocation	75 units for Phase IV – new Senior Buildings	666,758.00	AMP000001 – Kinder Park Homes – Total Demo/Reconstruction/ new Senior Building – Tenant Relocation	75 units for Phase IV – new Senior Buildings	\$758,758.00
	AMP000001 Nether Providence Homes – unit rehab, kitchen, baths, roofing, siding, hvac, electrical, doors, windows	4 units	\$25,000.00	AMP000001 Nether Providence Homes – unit rehab, kitchen, baths, roofing, siding, hvac, electrical, doors, windows	4 units	\$40,000.00

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

	Subtotal of Estimated Cost	\$938,758.00	Subtotal of Estimated Cost	\$942,758.00
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Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2018	Work Statement for Year _____ FFY 2021			Work Statement for Year: _____ FFY 2022		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	Survey- Professional Fees		\$2,000.00	Survey- Professional Fees		\$2,000.00
Statement						
	AMP0000007 – Lincoln Park – Unit Rehab (HVAC, doors, windows, roof replacements, kitchens, baths, electrical.)	35 units	\$72,000.00	AMP0000007 – Lincoln Park – Unit Rehab (HVAC, doors, windows, roof replacements, kitchens, baths, electrical.)	35 units	\$72,000.00
	AMP0000007 – Greenhill Court Apts – Electrical upgrade, heating upgrade, boiler upgrade, Security/Camera upgrade	45 units	\$20,000.00	AMP0000007 – Greenhill Court Apts – Electrical upgrade, heating upgrade, boiler upgrade, Security/Camera upgrade	45 units	\$20,000.00
	AMP0000001 – Kinder Park Apts. Window/door replacements	60 units	\$50,000.00	AMP0000001 – Kinder Park Apts. Window/door replacements	60 units	\$50,000.00
	AMP0000001 – Kinder Park Homes – Total Demo/Reconstruction/ new Senior Building – Tenant Relocation	75 units for Phase IV – new Senior Buildings	\$758,758.00	AMP0000001 – Kinder Park Homes – Total Demo/Reconstruction/ new Senior Building – Tenant Relocation	75 units for Phase IV – new Senior Buildings	\$758,758.00
	AMP0000001 Nether Providence Homes – unit rehab, kitchen, baths, roofing, siding, hvac, electrical, doors, windows	4 units	\$40,000.00	AMP0000001 Nether Providence Homes – unit rehab, kitchen, baths, roofing, siding, hvac, electrical, doors, windows	4 units	\$40,000.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

	Subtotal of Estimated Cost		\$942,758.00		Subtotal of Estimated Cost	\$942,758.00
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**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

Work Statement for Year 1 FFY 2018	Work Statement for Year _____ FFY 2019		Work Statement for Year: _____ FFY 2020	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement				
	Management Fee	145,040.00	Management Fee	145,040.00
	Operations	362,600.00	Operations	362,600.00
	Management Improvements	2,000.00		
	Subtotal of Estimated Cost	\$509,640.00	Subtotal of Estimated Cost	\$507,640.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

[illegible]