

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: DELAWARE COUNTY HOUSING AUTHORITY _____ PHA Code: PA023 _____ PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/01/2025 _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 647 Number of Housing Choice Vouchers (HCVs) 2894 Total Combined Units/Vouchers 3541 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> DCHA'S EXISTING PHA PLAN AND DRAFT 2022 PHA PLAN IS AVAILABLE ON OUR WEBSITE AT WWW.DCHA1.ORG. PRINTED COPIES ARE AVAILABLE UPON REQUEST AT ANY DCHA OFFICE LOCATION. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1"> <thead> <tr> <th data-bbox="167 1539 441 1612" rowspan="2">Participating PHAs</th> <th data-bbox="441 1539 573 1612" rowspan="2">PHA Code</th> <th data-bbox="573 1539 872 1612" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="872 1539 1144 1612" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1144 1539 1448 1612">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1144 1612 1289 1665">PH</th> <th data-bbox="1289 1612 1448 1665">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="167 1612 441 1711">Lead PHA:</td> <td data-bbox="441 1612 573 1711"></td> <td data-bbox="573 1612 872 1711"></td> <td data-bbox="872 1612 1144 1711"></td> <td data-bbox="1144 1612 1289 1711"></td> <td data-bbox="1289 1612 1448 1711"></td> </tr> <tr> <td data-bbox="167 1711 441 1810"></td> <td data-bbox="441 1711 573 1810"></td> <td data-bbox="573 1711 872 1810"></td> <td data-bbox="872 1711 1144 1810"></td> <td data-bbox="1144 1711 1289 1810"></td> <td data-bbox="1289 1711 1448 1810"></td> </tr> <tr> <td data-bbox="167 1810 441 1904"></td> <td data-bbox="441 1810 573 1904"></td> <td data-bbox="573 1810 872 1904"></td> <td data-bbox="872 1810 1144 1904"></td> <td data-bbox="1144 1810 1289 1904"></td> <td data-bbox="1289 1810 1448 1904"></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.	Plan Elements					
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): ATTACHED AS B.1. IS THE SUPPORT DOCUMENTATION FOR EACH ITEM LISTED ABOVE INCLUDING THOSE THAT REQUIRED NO UPDATE.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>					
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>					
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>ATTACHMENT B.5.</p>					

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. 2021, ACCEPTED ON 11-5-2021.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/> RESIDENT NOTICES, SIGN IN SHEET AND MINUTES ARE ATTACHED. (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. Form HUD 50077-SL , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p data-bbox="180 289 618 315">Affirmatively Furthering Fair Housing (AFFH).</p> <p data-bbox="180 340 1438 462">Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <div data-bbox="180 485 1453 934"> <table border="1"> <tr> <td data-bbox="180 485 1453 527">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 527 1453 934"> <p data-bbox="180 527 889 556"><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p data-bbox="180 594 876 625">SEE ATTACHMENT B.1. FOR THIS SECTION.</p> </td> </tr> </table> </div> <div data-bbox="180 957 1453 1373"> <table border="1"> <tr> <td data-bbox="180 957 1453 999">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 999 1453 1373"> <p data-bbox="180 999 889 1029"><u>Describe fair housing strategies and actions to achieve the goal</u></p> </td> </tr> </table> </div> <div data-bbox="180 1396 1453 1850"> <table border="1"> <tr> <td data-bbox="180 1396 1453 1438">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1438 1453 1850"> <p data-bbox="180 1438 889 1467"><u>Describe fair housing strategies and actions to achieve the goal</u></p> </td> </tr> </table> </div>	Fair Housing Goal:	<p data-bbox="180 527 889 556"><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p data-bbox="180 594 876 625">SEE ATTACHMENT B.1. FOR THIS SECTION.</p>	Fair Housing Goal:	<p data-bbox="180 999 889 1029"><u>Describe fair housing strategies and actions to achieve the goal</u></p>	Fair Housing Goal:	<p data-bbox="180 1438 889 1467"><u>Describe fair housing strategies and actions to achieve the goal</u></p>
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Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Other Document and/or Certification Requirements.

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

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

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

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

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

D. Affirmatively Furthering Fair Housing (AFFH).

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

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

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

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

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

**STRATEGY FOR ADDRESSING HOUSING NEEDS
DELAWARE COUNTY HOUSING AUTHORITY
2025 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 over the last several years. DCHA added 96 senior apartments on its Kinder Park campus in the 2022.

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

5. Target available assistance to the elderly:

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

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 has added to our housing stock more accessible units.

DCHA will work with disability advocacy groups in the following areas.

Assisting in identifying voucher eligible applicants.

Assisting potential voucher recipients in locating the appropriate housing. In connection with the Emergency Housing Voucher Program DCHA entered into a contract with a local Realtor to provide housing location services for HCV holders.

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 Office of Behavioral Health Division of Adult and Family 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, 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 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)

Administer the Mainstream program – work side by side with Disability Housing Options Team and the Homeless Services Coalition committing to the coordination of housing and services provided.

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.

Administer the Family Unification Program - work side by side with Children and Youth Services of Delaware County and the County Office of Adult Services..

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 all owned and managed units in accordance with 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
2025 PHA PLAN
B.1. REVISION OF PHA PLAN ELEMENTS

HOUSING NEEDS

Attached are the 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)

☐ Section 8 tenant-based assistance

☒ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	2409		
Extremely low income <=30% AMI	2353	97.7%	
Very low income (>30% but <=50% AMI)	1	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	25	1.0%	
Elderly families	979	40.6%	
Families with Disabilities	1866	77.5%	
Race/ethnicity (White)	845	32.6%	
Race/ethnicity (Black)	1545	64.1%	
Race/ethnicity (Asian/Other)	70	2.9%	
Race/ethnicity (Hispanic)	150	6.2%	
Characteristics by Bedroom Size (PH Only)			
1 BR	2391	99.3%	
2 BR	185	7.7%	
3 BR	11	0.5%	
4 BR	4	0.2%	
5 BR	0	0.0%	
5+ BR	0	0.0%	

Is the waiting list closed (select one)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☐ Section 8 tenant-based assistance

☒ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	663		
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	0	0.0%	
Elderly families	663	100.0%	
Families with Disabilities	381	57.5%	
Race/ethnicity (White)	203	29.5%	
Race/ethnicity (Black)	448	67.6%	
Race/ethnicity (Asian/Other)	18	2.7%	
Race/ethnicity (Hispanic)	28	4.2%	
Characteristics by Bedroom Size (PH Only)			
1 BR	660	99.6%	
2 BR	26	3.9%	
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)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☐ Section 8 tenant-based assistance

☒ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	16512		
Extremely low income <=30% AMI	15857	96.0%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	11256	68.2%	
Elderly families	709	4.3%	
Families with Disabilities	2994	18.1%	
Race/ethnicity (White)	2370	7.3%	
Race/ethnicity (Black)	14321	86.7%	
Race/ethnicity (Asian/Other)	344	2.1%	
Race/ethnicity (Hispanic)	1165	7.1%	
Characteristics by Bedroom Size (PH Only)			
1 BR	8576	51.9%	
2 BR	10595	64.2%	
3 BR	7550	45.7%	
4 BR	3894	23.6%	
5 BR	1691	10.2%	
5+ BR	0	10.2%	

Is the waiting list closed (select one)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☐ Section 8 tenant-based assistance

☒ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	16218		
Extremely low income <=30% AMI	15583	96.1%	
Very low income (>30% but <=50% AMI)	1	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	11102	68.5%	
Elderly families	668	4.1%	
Families with Disabilities	2952	18.2%	
Race/ethnicity (White)	2296	7.2%	
Race/ethnicity (Black)	14087	86.9%	
Race/ethnicity (Asian/Other)	339	2.1%	
Race/ethnicity (Hispanic)	1140	7.0%	
Characteristics by Bedroom Size (PH Only)			
1 BR	8432	52.0%	
2 BR	10438	64.4%	
3 BR	7400	45.6%	
4 BR	3844	23.7%	
5 BR	1675	10.3%	
5+ BR	0	10.3%	

Is the waiting list closed (select one)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☐ Section 8 tenant-based assistance

☒ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	15920		
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	10733	67.4%	
Elderly families	616	3.9%	
Families with Disabilities	2874	18.1%	
Race/ethnicity (White)	2199	7.1%	
Race/ethnicity (Black)	13904	87.3%	
Race/ethnicity (Asian/Other)	332	2.1%	
Race/ethnicity (Hispanic)	1165	7.3%	
Characteristics by Bedroom Size (PH Only)			
1 BR	8519	53.5%	
2 BR	10156	63.8%	
3 BR	7032	44.2%	
4 BR	3589	22.5%	
5 BR	1563	9.8%	
5+ BR	0	9.8%	

Is the waiting list closed (select one)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☒ Section 8 tenant-based assistance

☐ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	467		
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	383	82.0%	
Elderly families	7	1.5%	
Families with Disabilities	102	21.8%	
Race/ethnicity (White)	70	15.0%	
Race/ethnicity (Black)	406	86.9%	
Race/ethnicity (Asian/Other)	15	3.2%	
Race/ethnicity (Hispanic)	39	8.4%	
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)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☐ Section 8 tenant-based assistance

☒ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	13945		
Extremely low income <=30% AMI	13426	96.3%	
Very low income (>30% but <=50% AMI)	1	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	8934	64.1%	
Elderly families	729	5.2%	
Families with Disabilities	2793	20.0%	
Race/ethnicity (White)	2046	7.7%	
Race/ethnicity (Black)	12030	86.3%	
Race/ethnicity (Asian/Other)	299	2.1%	
Race/ethnicity (Hispanic)	1047	7.5%	
Characteristics by Bedroom Size (PH Only)			
1 BR	7719	55.4%	
2 BR	8466	60.7%	
3 BR	5902	42.3%	
4 BR	3086	22.1%	
5 BR	1309	9.4%	
5+ BR	0	9.4%	

Is the waiting list closed (select one)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☐ Section 8 tenant-based assistance

☒ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	12992		
Extremely low income <=30% AMI	12514	96.3%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	7654	58.9%	
Elderly families	810	6.2%	
Families with Disabilities	2865	22.1%	
Race/ethnicity (White)	2098	9.1%	
Race/ethnicity (Black)	11035	84.9%	
Race/ethnicity (Asian/Other)	266	2.1%	
Race/ethnicity (Hispanic)	900	6.9%	
Characteristics by Bedroom Size (PH Only)			
1 BR	8292	63.8%	
2 BR	7732	59.5%	
3 BR	4454	34.3%	
4 BR	1921	14.8%	
5 BR	775	6.0%	
5+ BR	0	6.0%	

Is the waiting list closed (select one)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☒ Section 8 tenant-based assistance

☐ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	21110		
Extremely low income <=30% AMI	20300	96.2%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	12910	61.2%	
Elderly families	1280	6.1%	
Families with Disabilities	4253	20.2%	
Race/ethnicity (White)	3871	18.3%	
Race/ethnicity (Black)	17460	82.7%	
Race/ethnicity (Asian/Other)	450	2.1%	
Race/ethnicity (Hispanic)	1481	7.0%	
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)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☐ Section 8 tenant-based assistance

☒ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	14883		
Extremely low income <=30% AMI	14318	96.2%	
Very low income (>30% but <=50% AMI)	1	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	9813	65.9%	
Elderly families	736	5.0%	
Families with Disabilities	2956	19.9%	
Race/ethnicity (White)	2470	8.6%	
Race/ethnicity (Black)	12552	84.3%	
Race/ethnicity (Asian/Other)	339	2.3%	
Race/ethnicity (Hispanic)	1100	7.4%	
Characteristics by Bedroom Size (PH Only)			
1 BR	7916	53.2%	
2 BR	9189	61.7%	
3 BR	6595	44.3%	
4 BR	3417	23.0%	
5 BR	1463	9.8%	
5+ BR	0	9.8%	

Is the waiting list closed (select one)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☐ Section 8 tenant-based assistance

☒ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	914		
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	0	0.0%	
Elderly families	913	99.9%	
Families with Disabilities	526	57.6%	
Race/ethnicity (White)	357	37.5%	
Race/ethnicity (Black)	545	59.6%	
Race/ethnicity (Asian/Other)	23	2.5%	
Race/ethnicity (Hispanic)	37	4.1%	
Characteristics by Bedroom Size (PH Only)			
1 BR	912	99.8%	
2 BR	39	4.3%	
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)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☐ Section 8 tenant-based assistance

☒ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	15326		
Extremely low income <=30% AMI	6178	40.3%	
Very low income (>30% but <=50% AMI)	1927	12.6%	
Low income (>50% but <80% AMI)	495	3.2%	
Families with children	9779	63.8%	
Elderly families	1047	6.8%	
Families with Disabilities	3319	21.7%	
Race/ethnicity (White)	2832	9.8%	
Race/ethnicity (Black)	12641	82.5%	
Race/ethnicity (Asian/Other)	329	2.2%	
Race/ethnicity (Hispanic)	1063	6.9%	
Characteristics by Bedroom Size (PH Only)			
1 BR	8410	54.9%	
2 BR	9231	60.2%	
3 BR	6541	42.7%	
4 BR	3351	21.9%	
5 BR	1418	9.3%	
5+ BR	0	9.3%	

Is the waiting list closed (select one)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☐ Section 8 tenant-based assistance

☒ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	13340		
Extremely low income <=30% AMI	12807	96.0%	
Very low income (>30% but <=50% AMI)	84	0.6%	
Low income (>50% but <80% AMI)	8	0.1%	
Families with children	8406	63.0%	
Elderly families	692	5.2%	
Families with Disabilities	2728	20.5%	
Race/ethnicity (White)	2097	8.6%	
Race/ethnicity (Black)	11410	85.5%	
Race/ethnicity (Asian/Other)	283	2.1%	
Race/ethnicity (Hispanic)	932	7.0%	
Characteristics by Bedroom Size (PH Only)			
1 BR	8089	60.6%	
2 BR	8442	63.3%	
3 BR	4960	37.2%	
4 BR	2146	16.1%	
5 BR	693	5.2%	
5+ BR	0	5.2%	

Is the waiting list closed (select one)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☐ Section 8 tenant-based assistance

☒ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	15018		
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	10251	68.3%	
Elderly families	751	5.0%	
Families with Disabilities	2923	19.5%	
Race/ethnicity (White)	2731	9.2%	
Race/ethnicity (Black)	12462	83.0%	
Race/ethnicity (Asian/Other)	326	2.2%	
Race/ethnicity (Hispanic)	1053	7.0%	
Characteristics by Bedroom Size (PH Only)			
1 BR	7598	50.6%	
2 BR	9360	62.3%	
3 BR	6959	46.3%	
4 BR	3891	25.9%	
5 BR	1775	11.8%	
5+ BR	0	11.8%	

Is the waiting list closed (select one)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☐ Section 8 tenant-based assistance

☒ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	2188		
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	21	1.0%	
Elderly families	817	37.3%	
Families with Disabilities	1722	78.7%	
Race/ethnicity (White)	699	30.2%	
Race/ethnicity (Black)	1472	67.3%	
Race/ethnicity (Asian/Other)	61	2.8%	
Race/ethnicity (Hispanic)	140	6.4%	
Characteristics by Bedroom Size (PH Only)			
1 BR	2181	99.7%	
2 BR	127	5.8%	
3 BR	3	0.1%	
4 BR	2	0.1%	
5 BR	2	0.1%	
5+ BR	0	0.1%	

Is the waiting list closed (select one)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☐ Section 8 tenant-based assistance

☒ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	15135		
Extremely low income <=30% AMI	14564	96.2%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	10315	68.2%	
Elderly families	721	4.8%	
Families with Disabilities	2903	19.2%	
Race/ethnicity (White)	2298	7.7%	
Race/ethnicity (Black)	13017	86.0%	
Race/ethnicity (Asian/Other)	313	2.1%	
Race/ethnicity (Hispanic)	1102	7.3%	
Characteristics by Bedroom Size (PH Only)			
1 BR	7673	50.7%	
2 BR	9396	62.1%	
3 BR	6994	46.2%	
4 BR	3872	25.6%	
5 BR	1791	11.8%	
5+ BR	0	11.8%	

Is the waiting list closed (select one)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☒ Section 8 tenant-based assistance

☐ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	21110		
Extremely low income <=30% AMI	20300	96.2%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	0	0.0%	
Families with children	12910	61.2%	
Elderly families	1280	6.1%	
Families with Disabilities	4253	20.2%	
Race/ethnicity (White)	3871	18.3%	
Race/ethnicity (Black)	17460	82.7%	
Race/ethnicity (Asian/Other)	450	2.1%	
Race/ethnicity (Hispanic)	1481	7.0%	
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)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

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)

☒ Section 8 tenant-based assistance

☐ **Public Housing**

☐ Combined Section 8 and Public Housing

☐ 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	65		
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	24	36.9%	
Elderly families	16	24.6%	
Families with Disabilities	25	38.5%	
Race/ethnicity (White)	18	27.7%	
Race/ethnicity (Black)	51	78.5%	
Race/ethnicity (Asian/Other)	0	0.0%	
Race/ethnicity (Hispanic)	2	3.1%	
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)?

☒ No

☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

☐ No

☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No

☐ Yes

DELAWARE COUNTY HOUSING AUTHORITY
2025 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.
 - Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - 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.dcha1.org and apply for housing assistance through RENTCAfe'. DCHA no longer accepts paper applications. DCHA will provide assistance with this on-line process to those who require a reasonable accommodation.

Assignment

- Applicants have one (1) unit refusal 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

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: \$20,778.00

Established Income Range: \$17,670.00 85%
\$23,907.00 115%

AMP	Status	Average Income
#000001	BELOW	\$14,978.00
#000003	ABOVE	\$29,689.00
#000004	OK	\$21,911.00
#000006	ABOVE	\$31,485.00
#000007	ABOVE	\$28,470.00
#000008	BELOW	\$ 9,452.00
#000009	ABOVE	\$24,399.00
#000010	OK	\$17,731.00
#000011	ABOVE	\$29,654.00
#000012	ABOVE	\$27,468.00
#000013	ABOVE	\$31,786.00
#000014	ABOVE	\$23,939.00
#000015	OK	\$18,919.00
#000016	BELOW	\$15,979.00

DECONCENTRATION POLICY FOR COVERED DEVELOPMENTS

Development Name	Number of Units	Explanation (If any) <i>[See step 4 at 903.2 ©(iv)]</i>	Deconcentration Policy (if no explanation) <i>[See step 5 at 903.2 ©(v)]</i>
AMP # 000001 Kinder Park	66	The majority of this amp consist of elderly & disabled residents who are on fixed incomes.	
AMP #000003 Parkview	77	This amp consist of families, elderly & disabled residents who are on fixed incomes.	
AMP #000006 Calcon	50	The income characteristics of this development results from the right of original residents to return to the development after revitalization.	
AMP # 000007 GHC, CHA, DH	115	The income characteristics of this development results from the right of original residents to return to the development after revitalization.	
AMP # 000008	2	The income characteristics of this development results from the right of original residents to return to the development after revitalization.	
AMP # 000009 DCFG2	41	This covered Development is a mixed finance development.	
AMP # 000010 DCFG3	38	This covered Development is a mixed finance development.	
AMP# 000011 DCFG4	51	This covered Development is a mixed finance development.	
AMP # 000012 KP1	33	This covered Development is a mixed finance development.	
AMP # 000013 KP2	34	This covered Development is a mixed finance development.	
AMP #000014 KP3	38	This covered Development is a mixed finance development.	

AMP #000015 KP4-A	39	All of this amp consist of elderly & disabled residents who are on fixed incomes.	
AMP # 000016 KP4-B	57	All of this amp consist of elderly & disabled residents who are on fixed incomes.	

Eligibility

- DCHA conducts the following screenings to establish eligibility for admission to the HCV Program.
 - Criminal or Drug-related activity
- DCHA shares the following information with prospective landlords upon request.
 - 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.

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

If available, 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.

:

Examples of circumstances under which extensions are granted include the following:

- 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:

- 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)
- 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 Housing Choice Voucher Administrative Plan is 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 Programs are advertised to the targeted population through appropriate social service agencies and advocacy groups.

DELAWARE COUNTY HOUSING AUTHORITY
2025 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 2022-2023 grants)		
a) Public Housing Operating Fund	\$2,746,607.00	Operations
b) Public Housing Capital Fund	\$1,899,025.00	Capital Improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$23,819,635.00	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	\$958,995.00	Operations
Supportive Housing Program	\$149,753.00	Assistance for permanent housing for substance abusers, mental health and dually diagnosed clients.
FCS	\$474,386.00	
HH		
Shelter Plus Care	\$368,394.00	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		Operations
	\$4,084,350.00	
New Construction Rental		
	\$385,220.00	Operations
4. Other income (list below)		
Rooftop Rental – Verizon Cell Tower located at 1839 Constitution Avenue, Kinder Park Mid-Rise Apartments.	\$37,415.00	Operations
Non-dwelling rent/interest/laundry/proceeds/mgmt fee/HCV admin fees	\$5,302,865.00	Operations
4. Non-federal sources (list below)		
Total Resources	\$40,226,645.00	

DELAWARE COUNTY HOUSING AUTHORITY
2025 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**Woodlyn**

Kinder Park Mid-rise	1 Bedroom	\$1,300.00
	2 Bedroom	\$1,595.00

Media

South Media Homes	3 Bedroom	\$2,281.00
	4 Bedroom	\$2,422.00

Forrest Avenue	2 Bedroom	\$1,655.00
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AMP #000003**40% AMI 50% AMI**

Parkview Homes and Apartments	1 Bedroom	1 bath	\$ 860.00	\$1,075.00
	2 Bedroom	1.5 bath	\$1,033.00	\$1,291.00
	3 Bedroom	1.5 bath	\$1,193.00	\$1,491.00
	4 Bedroom	2 bath	\$1,331.00	\$1,663.00
	5 Bedroom	2 bath	\$1,469.00	\$1,836.00

AMP #000004

Highland Homes	1 Bedroom	\$1,381.00
	2 Bedroom	\$1,793.00
	3 Bedroom	\$2,457.00

AMP #000006

Calcon Gardens	3 Bedroom/Basement Central Air/Dishwasher	\$1,536.00
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AMP #000007

Greenhill Court	1 Bedroom	\$1,246.00
Apartments	2 Bedroom	\$1,368.00

Lincoln Park	2 Bedroom/Basement	\$1,368.00
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Calcon Hook Annex	3 Bedroom/Basement Central Air/Garage/Dishwasher	\$1,536.00
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Darby Homes	2 Bedroom	\$1,256.00
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3 Bedroom \$1,520.00

AMP #000008

Wallingford Avenue 3 Bedroom/Basement \$2,209.00
Central Air/Dishwasher

AMP #000009

		<u>20% AMI</u>	<u>50% AMI</u>
Delaware County	1 Bedroom	\$ 430.00	\$1,075.00
Fairgrounds II ACC	2 Bedroom	\$ 516.00	\$1,291.00
	3 Bedroom	\$ 596.00	\$1,491.00
	4 Bedroom	\$ 665.00	\$1,663.00

AMP#000010

Delaware County	1 Bedroom	\$ 430.00	\$1,075.00
Fairgrounds III ACC	2 Bedroom	\$ 516.00	\$1,291.00

AMP#000011

Delaware County	1 Bedroom	\$ 430.00	\$1,075.00
Fairgrounds IV ACC	2 Bedroom	\$ 516.00	\$1,291.00
	3 Bedroom	\$ 596.00	\$1,491.00
	4 Bedroom	\$ 665.00	\$1,663.00

AMP #000012

		<u>20% AMI</u>	<u>50% AMI</u>
Kinder Park Phase I	2 Bedroom	\$516.00	\$1,291.00
	3 Bedroom	\$596.00	\$1,491.00

AMP #000013

		<u>20%AMI</u>	<u>50%AMI</u>	<u>60%AMI</u>
Kinder Park Phase II	2 Bedroom	\$516.00	\$1,291.00	\$1,549.00
	3 Bedroom	\$596.00	\$1,491.00	\$1,789.00

		<u>20%AMI</u>	<u>50%AMI</u>	<u>60%AMI</u>
<u>AMP #000014</u>				
Kinder Park Phase III	1 Bedroom	\$430.00	\$ 1,075.00	
	2 Bedroom	\$516.00	\$1,291.00	\$1,549.00
	3 Bedroom		\$1,491.00	\$1,789.00

Amp #000015

Kinder Park IV Condo A	<u>20%AMI</u>	<u>50%AMI</u>	<u>60%AMI</u>
1 Bedroom	\$430.00	\$1,095.00	\$1,290.00
2 Bedroom			\$1,549.00

AMP #000016

Kinder Park IV Condo B	<u>20%AMI</u>	<u>30% AMI</u>	<u>50%AMI</u>	<u>60%AMI</u>
1 Bedroom	\$430.00	\$645.00	\$1,075.00	\$1,290.00
2 Bedroom	\$516.00			\$1,549.00

Housing Choice Voucher Tenant-Based Assistance

Payment Standards

- a. DCHA's payment standard is 100% of the published FMR.
- b. 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
- c. The payment standards are reevaluated for adequacy annually.
- d. 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

Minimum Rent

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

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

DELAWARE COUNTY HOUSING AUTHORITY
2025 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	
Public Housing	609	
Housing Choice Vouchers	2879	
Special Purpose HCV Certificates/Vouchers (list individually)		
Project Based	231	
Family Unification	99	
Shelter Plus Care	54	
Mainstream	45	
VASH	80	
Non-Elderly Disabled (NED)	75	
Other Federal Programs(list individually)		
Section 8 New Construction Pa26-01-0005	100	
Meson Pa26-003-0034	17	

Supportive Housing Program PA009L3T021306 Horizon House	22	
PA0106L3T021203 Family and Community Service of Delaware County	10	
Shelter Plus Care Program Consolidated 4-1-14 S+C 2,3,4 &5 PA102L3T021306	54	

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

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
Personal Appearance of Employees
Motor Vehicles Policy
Procedure for Receiving Visitors
Range and Refrigerators Procedure
Smoking Policy
Smoke Free Policy (Public Housing)
Smoke Free Lease Addendum (Public Housing)
Safety Policy Statement
Written Communications
DCHA Minimum Rent Hardship Exception Policy
Weapons Policy
Housing Choice Voucher Program Abatement Procedure
Quality Control Inspection Procedure
Satellite Installation Policy
Preventive Maintenance Procedure – Single Family, Twins, Townhouses
Preventive Maintenance Procedure – Apartments and Community Centers
Limited English Proficiency Population
Active Shooter Policy

DELAWARE COUNTY HOUSING AUTHORITY
2025 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
2025 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 will work with TANF Agencies, to share information and/or target supportive services.

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

Elements of the following policies have been established 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.

Family Self Sufficiency program/s – update numbers.

- a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants
Public Housing	27	3
Housing Choice Voucher	44	33

- 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
2025 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

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	Kinder Park Homes
Parkview Homes and Apartments	Greenhill Court Apartments
Highland Homes	Calcon Gardens and Calcon Annex
Lincoln Park	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 in properties where streets are private and not dedicated to the municipality.

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 have established a physical presence on housing authority property

DCHA will meet with the police chiefs/captains in DCHA municipalities.

DELAWARE COUNTY HOUSING AUTHORITY
2025 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
2025 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.

DELAWARE COUNTY HOUSING AUTHORITY
2025 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
2025 PHA PLAN
B.2. NEW ACTIVITIES
MIXED FINANCE MODERNIZATION/DEVELOPMENT

Mixed Finance – Greenhill Court Apartments

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

The current redevelopment plan for Delaware County Housing Authority's (DCHA) existing Greenhill Court Apartments, a 46-unit public housing development a portion of AMP Number 000007 located in Sharon Hill, PA is in the early planning stages. In the winter of 2020, a portion of this development suffered a devastating fire leaving 2 buildings uninhabitable. DCHA demolished these 2 buildings prior to an entire redevelopment of this property.

DELAWARE COUNTY HOUSING AUTHORITY
2025 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.

DCHA will be engaging in mixed-finance development activities for public housing. This will require the demolition/disposition of DCHA's existing Greenhill Court Apartments, a 46-unit public housing development a portion of AMP Number 000007 located in Sharon Hill, PA. DCHA is currently in the early planning stages of this redevelopment. In the winter of 2020, a portion of this development suffered a devastating fire leaving 2 buildings uninhabitable. DCHA demolished these 2 buildings prior to an entire redevelopment of this property.

Demolition/Disposition Activity Description
1a. Development name: Greenhill Court 1b. Development (project) number: AMP 000007
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:

DELAWARE COUNTY HOUSING AUTHORITY
2025 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
2025 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.

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: Greenhill Court Apartments
 - 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.
2. Increase assisted housing choices through the implementation of the following objectives:
3. Convert public housing to vouchers or RAD.
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.

DELAWARE COUNTY HOUSING AUTHORITY
2025 PHA PLAN
B.5. MISSION, GOALS AND OBJECTIVES

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: - Greenhill Court Apartments.
 - Acquire or build units or developments
2. Improve the quality of assisted housing through the implementation the following objectives:
 - Improve public housing management
 - Maintain current status of voucher management system
 - 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: Greenhill Court Apartments.
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing
 - Provide replacement vouchers
3. Increase assisted housing choices through the implementation of the following objectives:
 - Provide voucher mobility counseling and housing locator services as necessary and financially feasible.
 - Conduct outreach efforts to potential voucher landlords
 - Respond to requests for higher payment standards based on research and rent regulations determinations.

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

DCHA has implanted electronic applications and updates for all those applying for Housing Assistance. Applicants can apply for housing assistance on DCHA's online Housing Assistance Application through RENTCafe located on our website at www.dcha1.org,

5. Convert public housing to vouchers/ RAD
6. DCHA has encouraged Family Self Sufficiency participation and will maintain its FSS program as indicated in FSS 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.
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 Supportive Services Coordinators in our largest communities.

- Provide or attract supportive services to increase independence for the elderly and/or persons with disabilities through various programs.
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)

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.

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 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.

2025-2029

CFP Table

Updated 10/2024

\$ 1,899,025.00 \$ 1,899,025.00 \$ 1,899,025.00 \$ 1,899,025.00 \$ 1,899,025.00

DRAFT YEAR		2025	2026	2027	2028	2029
1406	Operations	\$ 379,800.00	\$ 379,800.00	\$ 379,800.00	\$ 379,800.00	\$ 379,800.00
1408	Staff Training					
1475	Computer upgrade					
1410	Admin	\$ 189,900.00	\$ 189,900.00	\$ 189,900.00	\$ 189,900.00	\$ 189,900.00
1480	Surveys/Professional Fees	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
1480	Concrete Tree Removal					
1480	Lincoln Park -Unit Rehab HVAC, doors, windows, roof replacements, kitchens, baths	\$ 70,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
1480	Greenhill Court Apartment - Demo/Reconstruction	\$ 1,182,325.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00
1480	KPMR Buidling #3-Elevator repair/replacement, windows/doors/painting/carpert replacement /furnishings(lobby areas on each floor)laundry room rehab	\$ 20,000.00	\$ 127,325.00	\$ 127,325.00	\$ 127,325.00	\$ 127,325.00
1480	KPMR Building #3 - repave parking lot and driveway					
1480	Nether Providence - Unit rehab - kitchens, baths, roofs, siding, hvac, electrical, doors, windows,	\$ 15,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
1480	Security cameras	\$ 10,000.00				
1480	HVAC upgrade for Calcon Gardens, Highland Homes and Parkview Properties	\$ 10,000.00				
1480	Garage doors for Calcon Annex units	\$ 20,000.00				

1495 Relocation Costs

Greenhill Court Apartments

\$ 1,899,025.00 \$ 1,899,025.00 \$ 1,899,025.00 \$ 1,899,025.00 \$ 1,899,025.00

**DELAWARE COUNTY HOUSING AUTHORITY
2025 PHA PLAN**

**VIOLENCE AGAINST WOMEN ACT (VAWA)
STATEMENT**

Residents are officially notified that DCHA has implemented the Violence Against Women Act (VAWA).

The Act protects an individual when an incident or incidents of domestic violence, dating violence or stalking occurs.

VAWA provides that criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking engaged in by a member of a tenant's household, or any guest or other person under the tenant's control, shall not be cause for termination of the tenancy, if the tenant or immediate family member of the tenant's family is the victim or threatened victim of that abuse.

VAWA does not limit DCHA's authority to terminate the tenancy of any resident if DCHA can demonstrate an actual and imminent threat to other residents or those employed at or providing service to the property.

DCHA also inform residents of the possibility of assistance portability between jurisdictions to escape an imminent threat of further violence from domestic violence, dating violence, sexual assault or stalking.

All information provided to DCHA regarding domestic violence, dating violence or stalking, will be retained in confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent the disclosure is requested or consented to by the individual in writing.