HACC Advancing the path forward

Date: 11/6/26

Dear HACC Residents, Families, and Community Members,

Over the past several weeks, many of you have reached out to us with deep concern, anxiety, and panic following recent reports and online posts regarding the Housing Authority of the County of Chester (HACC).

We hear you, we understand your fears, and we want to address them directly.

Our highest priority is, and always will be, your safety, your stability, and your peace of mind. We are writing to set the record straight and provide you with the facts.

1. Asset Repositioning & Housing Security

- **The Concerns:** That a recent board meeting was about property repositioning, and that tenants would be forced to move immediately. Also, that public housing is ending and you will not have housing.
- **The Truth: No resident needs to move immediately. And you will still have housing.**
- Repositioning is a formal HUD process that actually **guarantees continued housing** for our residents while unlocking vital resources to upgrade our properties.
- Many of HACC's facilities were built decades ago. Over the years, you have asked us for modernized homes, better amenities, and major repairs. Repositioning allows us to make those long-overdue construction improvements.
- All future renovations will be completed with zero added moving costs to tenants. We have already held multiple on-site informational sessions and provided written information to explain this process, and we will continue holding regular meetings to ensure you are fully informed and supported every step of the way.

2. HACC's "Troubled Status" Standing

- **The Concerns:** HACC's "Troubled Status" designation means the Housing Authority is shutting down or that residents will lose assistance.
- **The Truth: HACC is not shutting down, and your housing is completely secure.**
- "Troubled Status" is an administrative designation used by HUD, and HACC is one of many housing authorities nationwide working through backlogged federal evaluations. The scores creating this status were based on outdated data from prior years.
- Over the past few years, our team has worked tirelessly to restore HACC to full operational and financial health, even amidst major federal funding cuts.
- **The Progress:** We recently received an updated HUD evaluation that raised one of our scores from **69% to 96%.** Furthermore, HUD completed another property inspection during the week of November 3rd, where we expect another significant score increase. HACC's "Troubled Status" is temporary, and we are rapidly emerging from it.

3. Public Access to Board Meetings

- **The Concern:** HACC board meetings behind closed doors and not allowing the public to attend the meetings.
- **The Truth: All HACC Board Meetings are 100% open to the public.**
- **Building Security:** To enter our East Barnard Street facility, visitors must ring the doorbell to be admitted. Just like locking your front door at home, this standard protocol exists strictly for the safety of our residents and staff. It does not mean a meeting is closed.
- **All Board Meeting Information:** Can be found at the following link:
  - https://haccnet.org/next-board-meeting-2/
- **Meeting Schedules:** Meeting dates, times, and schedules for both 2026 and 2027 are publicly posted on our website:
  - **2026 Schedule:** haccnet.org/wp-content/uploads/2026/10/HACC-2026-Board-Meeting-Calendar.pdf
  - **2027 Schedule:** haccnet.org/wp-content/uploads/2026/10/HACC-2027-Board-Meeting-Calendar.pdf
- **Virtual Access:** Every board meeting is streamed live via Zoom for public attendance:
  - Zoom Link: https://zoom.us/j/92077456163?pwd=NIybPaNpEeGSKjbYLApjHSgyZV0m5R.1 (Note: If you join prior to 4:30 PM, you will remain in the virtual waiting room until the host opens the session).

Our Commitment to You

While we cannot control what is stated about HACC by those who are **not** associated with our organization, we promise to control how transparently we communicate with you. If a change or policy impacts your home or your family, **you will hear it from HACC first.**

Use caution with messages from sources other than HACC and try not to let them cause you distress. If you ever have questions, concerns, or need clarification on something you read or heard, please reach out directly to your site coordinator or any member of our HACC leadership team.

We are here for you, today and always.

Sincerely,

Paul Diggs, Executive Director