

**PHA Plans**  
**Streamlined 5-Year/Annual**  
**Version**

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

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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 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 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.

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## **Streamlined 5-Year Plan for Fiscal Years**

**2005 - 2009**

**Streamlined Annual Plan for Fiscal Year**

**2005**

**Bethlehem Housing Authority**  
**Bethlehem, PA**

**(PA 011)**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.**

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** BETHLEHEM HOUSING AUTHORITY

**PHA Number:** PA011

**PHA Fiscal Year Beginning:** 04/2005

**PHA Programs Administered:**

**Public Housing and Section 8**

**Section 8 Only**

**Public Housing Only**

Number of public housing units: 1441

Number of S8 units:

Number of public housing units:

Number of S8 units: 497

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:**  
 (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

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- X Main administrative office of the local government
  - Main administrative office of the County government
  - Main administrative office of the State government
  - Public library
  - PHA website
  - X Other (list below)
  - BHA RESIDENT COUNCIL OFFICES; NORTHEAST MINISTRY OFFICE,  
SOUTH BETHLEHEM NEIGHBORHOOD CENTER
- PHA Plan Supporting Documents are available for inspection at: (select all that apply)
- X Main business office of the PHA
  - PHA development management offices
  - Other (list below)

## **Streamlined Five-Year PHA Plan**

### **PHA Fiscal Years 2005 - 2009**

[24 CFR Part 903.12]

#### **A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

- X The PHA's mission is: (state mission here)
- IT IS THE RESPONSIBILITY OF EVERY EMPLOYEE TO WORK IN CONCERT TO GIVE CONTINUING ATTENTION TO SHORT AND LONG TERM PLANS THAT WILL PROVIDE A SOUND SOCIAL AND PHYSICAL ENVIRONMENT FOR OUR RESIDENTS THROUGH EFFECTIVE EFFICIENCY IN ALL OPERATING DISCIPLINES, SET REACHABLE OBJECTIVES THAT TARGET RESIDENT CONFIDENCE AND PHYSICAL PLAN PRESERVATION, MAINTAIN THE PUBLIC TRUST AND COOPERATE WITH CITY PLANNING GOALS.

#### **B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAs scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- X PHA Goal: Expand the supply of assisted housing

Objectives:

- X Apply for additional rental vouchers: 25  
Reduce public housing vacancies:  
Leverage private or other public funds to create additional housing opportunities:
- X Acquire or build units or developments  
24 UNITS ( Bayard & Lynfield)  
Other (list below)
  
- X PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - X Increase customer satisfaction: TRANSLATE LEASE, GRIEVANCE  
PROCEDURE AND OTHER DOCUMENTS INTO SPANISH.  
Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - X Renovate or modernize public housing units: 332 UNITS IN PFEIFLE AND  
MARVINE.  
Demolish or dispose of obsolete public housing:  
Provide replacement public housing:  
Provide replacement vouchers:  
Other: (list below)
  
- X PHA Goal: Increase assisted housing choices  
Objectives:
  - X Provide voucher mobility counseling: FORMULATE BROCHURE
  - X Conduct outreach efforts to potential voucher landlords  
Increase voucher payment standards  
Implement voucher homeownership program:
  - X Implement public housing or other homeownership programs:  
HOMEOWNERSHIP VOUCHER PROGRAM.  
Implement public housing site-based waiting lists:  
Convert public housing to vouchers:  
Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- 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: .

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Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

X PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:

Increase the number and percentage of employed persons in assisted families:

X Provide or attract supportive services to improve assistance recipients' employability: JOB TRAINING SEMINARS.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

X PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

X 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: THE AUTHORITY WILL ENDEAVOR TO WORK CLOSELY WITH LOCAL HOUSING AUTHORITIES AND OTHER AGENCIES TO ENSURE EQUAL OPPORTUNITY.

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

Other: (list below)

**Other PHA Goals and Objectives: (list below)**

## **Streamlined Annual PHA Plan PHA Fiscal Year 2005**

[24 CFR Part 903.12(b)]

### **Table of Contents**

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

<b>A.</b>	<b>ANNUAL STREAMLINED PHA PLAN COMPONENTS</b>	<b>PAGE</b>
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	14. Other (List below, providing name for each item)	

### **B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related**

Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;**

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

**Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

**A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance 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 PHA's Waiting Lists			
Waiting list type: (select one)			
Section 8 tenant-based assistance			
Public Housing			
X Combined Section 8 and Public Housing			
Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1126		567
Extremely low income <=30% AMI	802	71%	
Very low income (>30% but <=50% AMI)	269	24%	
Low income (>50% but <80% AMI)	53	5%	
Families with children	644	57%	
Elderly families	112	10%	
Families with Disabilities	371	33%	
Race/ethnicity White	290	26%	
Race/ethnicity Hispanic	681	60%	
Race/ethnicity Black	151	13%	
Race/ethnicity B & H	4	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			

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	266		
2 BR	196		
3 BR	127		
4 BR	36		
5 BR			
5+ BR			
Is the waiting list closed (select one)? No <input checked="" type="checkbox"/> Yes (ONLY THE SEC 8 PORTION) If yes: How long has it been closed (# of months)? 7 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No Yes			

**B. Strategy for Addressing Needs**

Provide a brief description of the PHA’s strategy for addressing the housing needs of families on the PHA’s public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ 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
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 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 section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- X Apply for additional section 8 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: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

Seek designation of public housing for 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

- X Affirmatively market to local non-profit agencies that assist families with disabilities  
**LVCIL, LHOT**  
Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

Affirmatively market to races/ethnicities shown to have disproportionate housing needs  
Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units  
Market the section 8 program to owners outside of areas of poverty /minority concentrations  
Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints  
X Staffing constraints  
X Limited availability of sites for assisted housing  
Extent to which particular housing needs are met by other organizations in the community  
X 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  
Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2004 grants)</b>		
a) Public Housing Operating Fund	4,486,639	2005/2006 Operating Fund
b) Public Housing Capital Fund	2,758,568	P H Capital improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,000,000	Estimated 2005/2006 Sec 8
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	915,628	
<b>3. Public Housing Dwelling Rental Income</b>	3,039,444	PH operations

<b>Interest on Investments</b>	150,000	PH operations
<b>4. Other income</b> (list below)	90,000	PH operations
Washer, dryer, cable, others		
<b>4. Non-federal sources</b> (list below)		
<b>Total resources</b>	\$ 14,440,279.00	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.12 (b), 903.7 (b)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- X When families are within a certain number of being offered a unit: (depends on bedroom size for public housing), (for Sec 8 – depends on income)
  - When families are within a certain time of being offered a unit: (state time)
  - X Other: (at time of application)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- X Criminal or Drug-related activity
  - X Rental history
  - X Housekeeping
  - X Other (describe) CREDIT CHECKS
- c. X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. X Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2)Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

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- X Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- X PHA main administrative office
- PHA development site management office
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? \_\_\_

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? \_\_\_

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?  
PHA main administrative office  
All PHA development management offices  
Management offices at developments with site-based waiting lists  
At the development to which they would like to apply  
Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)  
One  
X Two  
Three or More
- b. X Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

- a. Income targeting:  
X Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:  
In what circumstances will transfers take precedence over new admissions? (list below)  
X Emergencies  
Over-housed

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Under-housed

- X Medical justification
- X Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- X Other: (list below) One transfer after every 3 move-ins as long as vacate rate is at 1% or Below.

c. Preferences

1. X Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy (live or work in the city of Bethlehem)**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- X Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- X Other preference(s) (list below) ELDERLY, DISABLED

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Former Federal preferences:

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

## High rent burden

### Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
  - Veterans and veterans' families
  - 1 Residents who live and/or work in the jurisdiction
  - Those enrolled currently in educational, training, or upward mobility programs
  - Households that contribute to meeting income goals (broad range of incomes)
  - Households that contribute to meeting income requirements (targeting)
  - Those previously enrolled in educational, training, or upward mobility programs
  - Victims of reprisals or hate crimes
  - 1 Other preference(s) (list below) **Elderly / Disabled**
  - 1 **Date & Time**
4. Relationship of preferences to income targeting requirements:  
The PHA applies preferences within income tiers
- X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

### **(5) Occupancy**

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)
- X The PHA-resident lease
  - X The PHA's Admissions and (Continued) Occupancy policy
  - X PHA briefing seminars or written materials
  - X Other source (list) General Info Pamphlet "All About BHA"  
BHA Website "Programs"
- b. How often must residents notify the PHA of changes in family composition? (select all that apply)
- X At an annual reexamination and lease renewal
  - X Any time family composition changes
  - X At family request for revision
  - Other (list)

### **(6) Deconcentration and Income Mixing**

- a. X Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If

no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors): credit reports
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
  - Other (describe below) Rental History

### (2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
  - Federal public housing

- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?  
(select all that apply)

- PHA main administrative office
- X Other (list below) List is closed 5/04

### **(3) Search Time**

a. X Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?  
If yes, state circumstances below: Request for extension by voucher holder providing they show  
proof that they have tried to find a unit. (newspaper ads, a log sheet that BHA provides, etc.)

### **(4) Admissions Preferences**

a. Income targeting

Yes X No: Does the PHA plan to exceed the federal targeting requirements by targeting more  
than 75% of all new admissions to the section 8 program to families at or  
below 30% of median area income?

b. Preferences

1. X Yes No: Has the PHA established preferences for admission to section 8  
tenant-based assistance? (other than date and time of application) (if no,  
skip to subcomponent **(5) Special purpose section 8 assistance  
programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming  
year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner,  
Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- X Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

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- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- X Other preference(s) (list below) Elderly / Disabled

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1 Residents who live and/or work in your jurisdiction
  - Those enrolled currently in educational, training, or upward mobility programs
  - Households that contribute to meeting income goals (broad range of incomes)
  - Households that contribute to meeting income requirements (targeting)
  - Those previously enrolled in educational, training, or upward mobility programs
  - Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) Elderly / Disabled

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- X Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- X This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- X The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income

targeting requirements

### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- X The Section 8 Administrative Plan
- X Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- X Through published notices
- X Other (list below)
- INTERNET WEBSITE BHA645.com

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 903.7(d)]

### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

#### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

The PHA 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). (If selected, skip to sub-component (2))

- X The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- X \$1-\$25
- \$26-\$50

2. Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? HUD's suggested standard is used.

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

X No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

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For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

Market comparability study

Fair market rents (FMR)

95<sup>th</sup> percentile rents

75 percent of operating costs

100 percent of operating costs for general occupancy (family) developments

Operating costs plus debt service

The "rental value" of the unit

Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

Never

At family option

X Any time the family experiences an income increase OR DECREASE.

Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_

X Other (list below) ANY CHANGE IN FAMILY COMPOSITION OR INCOME.

g. Yes X No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

X The section 8 rent reasonableness study of comparable housing

Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood

X Other (list/describe below) Available real estate information from the local Board of Realtors.

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete

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sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. What is the PHA’s payment standard? (select the category that best describes your standard)
  - At or above 90% but below 100% of FMR
  - 100% of FMR
  - X Above 100% but at or below 110% of FMR
  - Above 110% of FMR (if HUD approved; describe circumstances below)
  
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
  - FMRs are adequate to ensure success among assisted families in the PHA’s segment of the FMR area
  - The PHA has chosen to serve additional families by lowering the payment standard
  - Reflects market or submarket
  - Other (list below)
  
- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
  - FMRs are not adequate to ensure success among assisted families in the PHA’s segment of the FMR area
  - Reflects market or submarket
  - To increase housing options for families
  - Other (list below)
  
- d. How often are payment standards reevaluated for adequacy? (select one)
  - X Annually
  - Other (list below)
  
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
  - X Success rates of assisted families
  - X Rent burdens of assisted families
  - Other (list below)

**(2) Minimum Rent**

- a. What amount best reflects the PHA’s minimum rent? (select one)
  - \$0
  - \$1-\$25
  - X \$26-\$50

- b. Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Capital Improvement Needs**

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

### **A. Capital Fund Activities**

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

#### **(1) Capital Fund Program**

- a. X Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

#### **(1) Hope VI Revitalization**

- a. Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)  
Development name:  
Development (project) number:  
Status of grant: (select the statement that best describes the current status)  
Revitalization Plan under development

Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway

- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

**6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

## **7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(1)  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

### **(2) Program Description**

#### a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 15 (3% of the vouchers or 15 per year max. Don't want to take vouchers away from the rental market unless we get more.

#### b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below: **TENANT MUST PARTICIPATE IN AUTHORITY SPONSORED FSS PROGRAM OR BE IN VOUCHER PROGRAM FOR AT LEAST ONE YEAR.**

#### c. What actions will the PHA undertake to implement the program this year (list)?

Observe Montgomery Hsg. Auth.'s Sec 8 Homeownership Program and use as a model for our own (Jan. 2005).

### **(3) Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

a.  Establishing a minimum homeowner down payment requirement of at least 2 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources unless 100% financing has been approved by an accredited lender.

b.  Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).

CACLV 30+ years / ABC 20+ years / HABITAT FOR HUMANITY over 10 years.

- d. X Demonstrating that it has other relevant experience (list experience below).  
Realtor on Staff.

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.)*

The Bethlehem Housing Authority established a number of goals in its original Five Year Plan.

1. "Make public housing the affordable choice for the low and very-low income residents of our community.

We began a program to enhance marketability of difficult to rent efficiency apartments by using CAP FUND money to convert a number of small efficiency units into larger one-bedroom units.

In our effort to improve curb appeal, we are into a second phase of renovating a fifty year old development by modernizing kitchens and baths, and replacing windows. WE have stepped up efforts to collect litter and trash by devoting more manpower to this task. We have increased the frequency of collecting trash and litter and we have purchased special mechanized equipment for this purpose. We also have planted trees and shrubs in an effort to beautify properties. Through our recreation program, we have organized youth to plant a decorative garden at a community building. Residents are encouraged to beautify properties through efforts of our "Beautiful Yard Contest". In the Spring, we have encouraged resident to combine with some staff to collect litter as part of a "Clean Team".

We have strived to be more customer-oriented by improving our work order system by providing a hard copy of work orders, to be left behind with tenant after work is completed by maintenance man. In addition, we strive to hold regular meetings between staff and residents at each community to gather input and ideas and to answer concerns. We created an apartment painting program for senior highrises; we have expanded our website to include a Section 8 page and a community service and EID page to help answer questions. We have created special pamphlets, designed to help tenants avoid move out charges by educating them about their responsibilities. A housekeeping video and a "How to Avoid Mold and Mildew" pamphlet was also created during this period. We have also added staff e-mail addresses to the website, making it even easier for people to contact us.

2. Deliver timely, high quality maintenance service.

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We set as a goal (and accomplished) the achievement of maintaining an average response time of 25 days for routine work requests. We continue working toward the goal of averaging a four-hour or less response time for all emergencies. The maintenance department has constructed a preventive maintenance plan, one which focuses on rapid repair of major structural problems, attention to security lighting, and a plan handling HVAC systems. A special crew is designated to ensure that work generated by the housing inspector are attended to as soon as possible.

### 3. Enhance image of Public Housing in Community.

We have endeavored to speak to various civic groups. As an example, our Section 8 assistant manager spoke to a large, regional group of property owners explaining the housing choice voucher program and its importance to the community. We have strived to see to it that there is balanced reporting about public housing in the local media. To this end, various articles spotlighting positive achievements concerning our tenants were published, such as a Section 8 tenant who was awarded an Authority-sponsored community service award. In addition, several Authority initiatives received positive press including our policy of providing flowers for tenants who reach the age of ninety years on Valentine's Day. Also, several partnerships were positively portrayed, such as our partnering with the City to improve a derelict park, our partnership with the Boy's & Girl's Club to open branch in one of our communities, and the ongoing success of our Family Self-Sufficiency program. We also continued to get the word out to the community about our positive management of public funds. A pamphlet outlined many ways in which we have cost effective measures we have taken to save money. We also created an information program for tenants, designed to offer energy conservation tips to them.

## **B. Criteria for Substantial Deviations and Significant Amendments**

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

### **(1) Resident Advisory Board Recommendations**

- a. X Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

## **FIVE YEAR / ANNUAL PLAN**

## **PUBLIC HEARING DECEMBER 15, 2004**

### **COMMENTS ON PLAN**

1. Paul Reitmeir, Section 8 resident and RAB member.

Regarding the new units being planned for Bayard and Lynfield, what percentage of those units will be handicap accessible?

Response: Three units lost to a sinkhole in Lynfield will be replaced as they were. Lynfield already has the required number of HC accessible units. Of the twenty-one (21) units being planned for the Bayard area two (2) will be handicap accessible.

2. **Barbara Fains, Public Housing resident and Resident Commissioner.**

**Regarding one of our goals of Job Training Seminars, how will that be done? Will it be done in-house or will we utilize an outside agency?**

Response: It is still in the planning stage. We may do it in-house or in conjunction with an outside agency. We'll look at the most cost effective option.

3. **Barbara Fains, Public Housing resident and Resident Commissioner**

**What measures does BHA take in reference to housekeeping in the screening process for prospective tenants?**

Response: We send out a landlord waiver and we also do a home visit.

4. **Dorothy Renninger, Monocacy Tower, Apt. 103**

**The new windows that were recently installed are really nice,**

5. **Barbara Fains, Public Housing resident and Resident Commissioner**

**What percentage of the goals we set in the last 5-year plan (2000-2004) have been reached?**

*Response: We have reached 100% of those goals.*

b. In what manner did the PHA address those comments? (select all that apply)  
Considered comments, but determined that no changes to the PHA Plan were

necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

X Other: (list below)

TOOK COMMENTS UNDER ADVISEMENT. MANY CONCERNS WERE  
ADDRESSED THROUGH CAPITAL FUND.

## (2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

X Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: MRS. BARBARA FAINS

Method of Selection:

X Appointment

**The term of appointment is 8/2001 TO 8/2006.**

Election by Residents (if checked, complete next section--Description of Resident Election Process)

### Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)  
Representatives of all PHA resident and assisted family organizations  
Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis  
The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.  
Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

### **(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

#### **Consolidated Plan jurisdiction: (CITY OF BETHLEHEM, PA)**

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

### **(4) (Reserved)**

Use this section to provide any additional information requested by HUD.

### **10. Project-Based Voucher Program**

- a. Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

### **11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans

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X	the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. X Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures X Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing	Annual Plan: Conversion

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	and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _G_ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs X Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8. X Included in A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). X Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:				
PHA Name: Bethlehem Housing Authority		Grant Type and Number		
		Capital Fund Program Grant No:		
		Replacement Housing Factor Grant No:		
Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )				
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		To
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations			
3	1408 Management Improvements	30,000		
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	41,000		

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8	1440 Site Acquisition			
9	1450 Site Improvement	80,000		
10	1460 Dwelling Structures	710,963		
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures	10,000		
13	1475 Nondwelling Equipment	10,000		
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities	1,876,605		
19	1501 Collateralization or Debt Service			
20	1502 Contingency			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,758,568		
22	Amount of line 21 Related to LBP Activities			
23	Amount of line 21 Related to Section 504 compliance			
24	Amount of line 21 Related to Security – Soft Costs			
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual
				Original	Revised	
						Funds Obligated
PA26-01	Enlarge Fink Bldg. Parking lot	1450		40,000		
Pembroke	Replace site lighting	1450		10,000		
	Replace roof on Fink Bldg.	1470		10,000		
PA26-02	Renovate kitchens & baths	1460	30	400,000		
Marvine	New Boiler rooms & equipment	1460	35	310,963		
	Replace site lighting	1450		20,000		
PA26-09	Construct 21 elderly apartments	1499		1876,605		
Fairmount	Replace site lighting	1450		10,000		
BHA Wide	A & E Work	1430		41,000		
	Computer Equipment	1475		10,000		
	Computer Software	1408		30,000		


12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:				
PHA Name: Bethlehem Housing Authority		Grant Type and Number		
		Capital Fund Program Grant No: PA26-P011-502-03		
		Replacement Housing Factor Grant No:		
Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )				
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Obligated
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations	89,717	89,717	
3	1408 Management Improvements	30,000	20,000	20,000
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	295,000	305,000	172,090
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment	60,000	60,000	29,340
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities			
19	1501 Collateralization or Debt Service			
20	1502 Contingency			
21	Amount of Annual Grant: (sum of lines 2 – 20)	474,717	474,717	221,430
22	Amount of line 21 Related to LBP Activities			
23	Amount of line 21 Related to Section 504 compliance			
24	Amount of line 21 Related to Security – Soft Costs	20,000		
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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and Evaluation Report

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>PA26-P011-502-03</b> Replacement Housing Factor Grant No:				Federal FY of Gra
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	uantit	Total Estimated Cost		Total Actu
				Original	Revised	Funds Obligated
PA26-06 Litzenberger	Repair Building Facade	1460	1120 sf	75,000	82,910	
PA26-08 Monocacy	Replace fire supply pipe Replace Closet Doors	1460 1460	80lf 141	50,000 150,000	50,000 145,040	145,040
PA26-09 Fairmount	Install bath exhaust fans	1460	36	20,000	27,050	27,050
BHA Wide	Security Cameras	1475		20,000	20,000	6,965
	Computer Equipment	1475		40,000	40,000	22,375
	Computer Software	1408		30,000	20,000	20,000
	Operations	1406		89,717	89,717	

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:**

PHA Name: Bethlehem Housing Authority	Grant Type and Number Capital Fund Program Grant No: <b>PA26-P011-501-03</b> Replacement Housing Factor Grant No:
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**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )  
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost	To
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		Original	Revised	Obligated
1	Total non-CFP Funds			
2	1406 Operations	60,000	81,329	81,329
3	1408 Management Improvements			
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	35,008	35,008	35,008
8	1440 Site Acquisition			
9	1450 Site Improvement	420,000	897,629	587,629
10	1460 Dwelling Structures	1,816,955	1,367,997	1,069,844
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures	50,000		
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities	1,876,605		
19	1501 Collateralization or Debt Service			
20	1502 Contingency			
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,381,963	2,381,963	1,773,810
22	Amount of line 21 Related to LBP Activities			
23	Amount of line 21 Related to Section 504 compliance			
24	Amount of line 21 Related to Security – Soft Costs			
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>PA26-P011-501-03</b> Replacement Housing Factor Grant No:			Federal FY of Grant	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Act
				Original	Revised	Funds Obligated
PA26-01	Replace DHW boilers	1460	20	100,000		
Pembroke	Replace mechanical room doors	1470	163	50,000		
	Misc. site work – playground sfc.	1450		20,000	120,000	120,000
PA26-02	New heat pipes & rad.	1460	42	300,000	323,218	323,218
Marvine	Renovate kitchens & baths	1460	52	736,955	90,417	

	Replace windows & sills	1460	52	300,000	62,736	
	Replace sewer lines	1450	52	50,000	50,000	
	Misc. site work – playground sfc	1450	2	20,000	141,615	141,615
	Replace sidewalks	1450		-	5,000	5,000
	Misc. site work – CSS parking lot	1450	1	20,000	120,684	120,684
	Install DHW system	1460		-	16,580	16,580
PA26-06	Install Apartment lights	1460	100	75,000	75,000	
Litzenberger	Replace heat valves	1460	100	-	27,200	27,200
PA26-07A	Replace heat valves	1460	75	-	20,400	20,400
Bodder						

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Bethlehem Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26-P011-501-03 Replacement Housing Factor Grant No:				<b>Federal FY of Gra</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	uantit	Total Estimated Cost		Total Actu	
				Original	Revised		Funds Obligated
PA26-07B	Efficiency conversions	1460	20	-	301,639	301,639	
Bartholomew	Replace heat valves	1460	75		20,400	20,400	
PA26-08	Replace Bridge panels	1450	1	50,000	-		
Monocacy	Replace windows	1460	150	-	360,407	360,407	
PA26-09	Curbs/walks @ parking lots	1450		175,000	175,000		
Fairmount	Repave parking lots	1450		80,000	80,000		
PA26-10	Replace roofs	1460	100	100,000	-		
Lynfield I	Drywall mech. Rooms	1460	100	40,000	40,000		
	Replace driveways	1450	18	-	2,000	2,000	
	Misc site work-Clemente wall	1450	180 lf	-	78,330	78,330	
PA26-11	Replace roofs	1460	100	100,000	-		
Lynfield II	Replace fascia	1460	100	35,000	-		
	Drywall mech. Rooms	1460	97	30,000	30,000		



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Capital Fund Program Grant No: **PA26-P011-501-02**  
Replacement Housing Factor Grant No:

**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )  
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Obligated
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations			
3	1408 Management Improvements			
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	25,000	6,600	6,600
8	1440 Site Acquisition			
9	1450 Site Improvement	150,000	25,218	25,218
10	1460 Dwelling Structures	2,685,008	2,863,190	2,863,190
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures	35,000		
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities			
19	1501 Collateralization or Debt Service			
20	1502 Contingency			
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,895,008	2,895,008	2,895,008
22	Amount of line 21 Related to LBP Activities			
23	Amount of line 21 Related to Section 504 compliance			
24	Amount of line 21 Related to Security – Soft Costs			
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>PA26-P011-501-02</b> Replacement Housing Factor Grant No:			Federal FY of Grant	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual	
				Original	Revised	Funds Obligated
PA26-01	Install Windows	1460	390	46,937	-	-

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Pembroke	Replace DHW heaters	1460	20	-	128,000	128,000
PA26-02	New heat pipes & radiators	1460	50	363,171	467,000	467,000
Marvine	Renovate kitchens & baths	1460	50	700,000	1262968	1262968
	Replace Windows	1460	50	200,000	130,000	130,000
	Install Windows(A/C sleeve)	1460	410	205,000	-	
	New DHW system	1460		-	5,980	5,980
PA26-06	Install camera system	1460	1	5,000	-	
Litzenberger	Repair building façade	1460	1	40,000	-	
PA26-07A	Install camera system	1460	1	5,000	-	
Bodder	Replace Closet doors	1460	51	30,000	-	
	Efficiency Conversions	1460	20	150,000	-	
	Renovate Kitchens	1460	51	200,000	-	
	Upgrade hallway A/C system	1460		20,000	-	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Bethlehem Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>PA26-P011-501-02</b> Replacement Housing Factor Grant No:				Federal FY of Grant	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual	
				Original	Revised		
						Funds Obligated	
PA26-07B	Install Camera system	1460	1	5,000	-		
Bartholomew	Replace closet doors	1460	51	30,000	-		
	Efficiency conversions.	1460	20	150,000	-		
	Renovate Kitchens	1460	51	200,000	-		
	Upgrade hallway A/C system	1460		20,000	-		
PA26-08	Repair bridge	1460	1	-	74,900	74,900	
Monocacy	Install camera system	1460	1	5,000	-		
	Replace heat control valves	1460	150	15,000	-		

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	Replace fire supply pipe	1470	1	15,000	-	
	Replace windows	1460	150	-	78,093	78,093
PA26-09	Install windows (A/C sleeve)	1460	68	34,000	-	
Fairmount						
PA26-10	Exterior Shed steps	1450	15	75,000	-	
Lynfield I	Storm doors	1460	100	70,000		
	Install windows (A/C sleeve)	1460	149	44,700	-	
	Replace Roofs	1460	100	-	325,785	325,785

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>PA26-P011-501-02</b> Replacement Housing Factor Grant No:			Federal FY of Gra	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	uantit	Total Estimated Cost		Total Actu
				Original	Revised	
PA26-10 Lynfield I	Misc. site work	1450		-	25,218	25,218
PA26-11 Lynfield II	Exterior shed steps Storm doors Install windows (A/C sleeve) Replace roofs	1450 1460 1460 1460	15 194 149 97	75,000 70,000 44,700 -	- - - 390,464	30,464
PA26-12 Parkridge	Install windows (A/C sleeve)	1460	105	31,500	-	
BHA WIDE	A/E Work Security cameras	1430 14701		25,000 20,000	6,600 -	6,600

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:				
PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>PA26-P011-501-01</b> Replacement Housing Factor Grant No:		
Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: ) Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Obligated
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations			
3	1408 Management Improvements	20,000	38,332	38,332
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	40,000	3,821	3,821
8	1440 Site Acquisition			
9	1450 Site Improvement	630,000	279,979	279,979
10	1460 Dwelling Structures	2,243,471	2,490,455	2,490,455
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures	90,000	222,845	222,845
13	1475 Nondwelling Equipment	20,000	8,039	8,039
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities			
19	1501 Collateralization or Debt Service			
20	1502 Contingency			
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,043,471	3,043,471	3,043,471
22	Amount of line 21 Related to LBP Activities			
23	Amount of line 21 Related to Section 504 compliance			
24	Amount of line 21 Related to Security – Soft Costs			
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)		
Part II: Supporting Pages		
PHA Name: Bethlehem Housing Authority	Grant Type and Number	Federal FY of Grant

HA Code: PA011

		Capital Fund Program Grant No: <b>PA26-P011-501-01</b>		Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Act	
				Original	Revised	Funds Obligated	
PA26-01	Upgrade HVAC at Comm Bldg	1470	1	40,000	-		
Pembroke	Misc Site work	1450		50,000	-		
PA26-02	New heat pipes & radiators	1460	50	400,000	438,271	438,271	
Marvine	Renovate kitchens & baths	1460	100	895,471	376,241	376,241	
	Replace windows	1460	100	200,000	214,979	214,979	
	Construct trash pads	1470	1	15,000	9,900	9,900	
	Replace DHW system	1460	100	260,000	-		
PA26-05	Replace sidewalks	1450		400,000	-		
Pfeifle	Replace DHW system	1470	50	-	208,460	208,460	
	Replace DHW system	1460	50	155,000	326,570	326,570	
	Replace closet doors	1460	50	-	41,284	41,284	
	Install windows	1470	4	-	4,485	4,485	
PA26-06	Paint hallways & apartments	1460	91	53,000	41,944	41,944	
Litzenberger							

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>PA26-P011-501-01</b>		Replacement Housing Factor Grant No:		Federal FY of Gra	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Act	
				Original	Revised	Funds Obligated	
PA26-07A	Renovate kitchens	1460	55	-	230,271	230,271	
Bodder	Replace closet doors	1460	55	-	41,283	41,283	

	Efficiency conversion	1460	20	-	240,534	240,534
PA26-07B	Renovate kitchens	1460	55	-	230,272	230,272
Bartholomew	Replace closet doors	1460	55	-	41,283	41,283
PA26-08	Replace closet doors	1460	150	75,000	-	
Monocacy	Repair windows	1460	150	150,000	-	
	Repair bridge	1450	1	30,000	-	
	Replace Community Room heaters	1470	8	35,000	-	
	Paint apartments	1460	127	-	41,944	41,944
	Replace thermostats	1460	149	-	10,300	10,300
PA26-09	Install bath exhaust fans	1460	36	15,000	-	
Fairmount						

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Bethlehem Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>PA26-P011-501-01</b> Replacement Housing Factor Grant No:			Federal FY of Gra	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	uantit	Total Estimated Cost		Total Actu
				Original	Revised	Funds Obligated
PA26-10	Replace roofs	1460	100	-	74,351	74,351
Lynfield I	Sitework & landscaping	1450		75,000	-	
	Clean heating ducts	1460	100	20,000	-	
	Construct shed steps	1450	13	-	118,979	118,979
	Storm doors	1460	100	-	71,873	71,873
PA26-11	Sitework & landscaping	1450		75,000	-	
Lynfield II	Clean heating ducts	1460	100	20,000	-	
	Construct shed steps	1450	13	-	161,000	161,000
	Storm doors	1460	97	-	69,055	69,055
BHA WIDE	A / E Work	1430		40,000	3,821	3,821

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	Update Computer Equipment	1475		20,000	8,039	8,039
	Update Computer Software	1408		20,000	38,332	38,332

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFR)**  
**Part III: Implementation Schedule**

PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons
	Original	Revised	Actual	Original	Revised	Actual	
PA26-01 Pembroke	9/07			9/09			
PA26-02 Marvine	9/07			9/09			
PA26-09 Fairmount	9/07			9/09			
BHA wide	9/07			9/09			

**Annual Statement/Performance and Evaluation Report**

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### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFR) Part III: Implementation Schedule

PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program No: <b>PA26-P011-501-02</b> Replacement Housing Factor No:					Federal FY
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons
	Original	Revised	Actual	Original	Revised	Actual	
PA26-01 Pembroke	6/04	5/04	12/03	6/05	5/06		HUD letter Obligat
PA26-02 Marvine	6/04	“	“	“	“		
PA26-05 Pfeifle	6/04	“	“	“	“		
PA26-06 Litzenberger	6/04	“	“	“	“		
PA26-07A Bodder	6/04	“	“	“	“		
PA26-07B Bartholomew	6/04	“	“	“	“		
PA26-08 Monocacy	6/04	“	“	“	“		
PA11-0 Fairmount	6/04	“	“	“	“		
PA11-10 Lynfield I	6/04	“	“	“	“		
PA11-11 Lynfield II	6/04	“	“	“	“		
PA11-12 Parkridge	6/04	“	“	“	“		
BHA WIDE	6/04	“	“	“	“		

### Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFR) Part III: Implementation Schedule

PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program No: <b>PA26-P011-50101</b> Replacement Housing Factor No:					Federal FY
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons
	Original	Revised	Actual	Original	Revised	Actual	
PA26-01 Pembroke	12/02	6/03	3/03	12/03	6/05		HUD letter Oblig
PA26-02 Marvine	“	“	“	“	“		
PA26-05 Pfeifle	“	“	“	“	“		
PA26-06 Litzenberger	“	“	“	“	“		

2005

HA Code: PA011

PA26-08 Monocacy	“	“	“	“	“		
PA26-10 Lynfield I	“	“	“	“	“		
PA26-11 Lynfield II	“	“	“	“	“		
PA26-12 Parkridge	“	“	“	“	“		
BHA WIDE	“	“	“	“	“		

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name Bethlehem Housing Authority					<b>X Original 5-Year Plan</b>
					<b>Revision No:</b>
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2006	Work Statement for Year 3 FFY Grant: PHA FY: 2007	Work Statement for Year 4 FFY Grant: PHA FY: 2008	
Pembroke PA26-01	Annual tatemem	190,000			
Marvine PA26-02		3,900,000	2,330,000	275,000	
Pfeifle PA26-05		1,325,000	40,000	-	
Litzenberger PA26-06		18,000	110,000	180,000	
Bodder PA26-71		10,000	100,000	-	
Bartholomew PA26-072		10,000	100,000	-	
Monocacy PA26-08		50,000	350,000	290,000	
Fairmount PA26-09		475,000	450,000	450,000	
Lynfield I PA26-10		185,000	550,000	35,000	
Lynfield II PA26-11		375,000	310,000	522,000	
Parkridge PA26-12		120,000	350,000	10,000	
BHA Wide		180,000	155,000	180,000	
CFP Funds Listed for 5-year planning		6,833,000	4,845,000	1,942,000	
Replacement Housing Factor Funds					

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year 1	Activities for Year 2006 FFY Grant: 06/07 PHA FY: 06/07			Activities for Year: 2007 FFY Grant: 06/07 PHA FY: 06/07	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
<b>See</b>	<b>BHA WIDE</b>	A/E Work	50,000	Bartholomew A 26-072	Upgrade doo
<b>Annual</b>		Computer Upgrades	25,000		Replace canop
<b>Statement</b>		Day care	80,000	Monocacy Tower PA26-08	Upgrade doo
		Security	25,000		Upgrade offic
	Pembroke PA26-01	Upgrade bldg Exterior	150,000	Fairmount PA26-09	Replace conve piping & b
		Replace Smoke Detect	40,000		Install exha
	Marvine PA26-02	Replace gas mains	620,000	Lynfield I PA26-10	Replace Flo
		Construct boiler rooms	580,000		Repave Ly Court
		Const. First Tee Golf	400,000		Replace site
		Renovate bath/kitchen	1,800,000	Lynfield II PA26-11	Replace Flo
		Replace windows/sills	500,000		Repave driv
	Pfeifle PA26-05	Replace walks/stepz	400,000		Repave Argu
		Renovate bath/kitchen	500,000	Parkridge PA26-12	Replace sr detecto
		Upgrade electric serv.	150,000		Replace R
		Replace radiant heat	200,000		
		Replace entry doors	75,000		
	Litzenberger PA26-06	Upgrade door entry	10,000		
		Replace canopy roof	8,000		
	Bodder House PA26-071	Upgrade door entry	10,000		
Total CFP Estimated Cost			\$ -----		

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year 1	Activities for Year 2007 FFY Grant: 07/08 PHA FY: 07/08			Activities for Year: 2008 FFY Grant: 07/08 PHA FY: 07/08	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
<b>See</b>	<b>BHA WIDE</b>	A/E Work	25,000	Lynfield II PA26-11	Replace sic
<b>Annual</b>		Computer Upgrades	25,000		Replace site l
<b>Statemen</b>		Day care	80,000	Parkridge PA26-12	Replace win
		Security	25,000		

	Marvine PA26-02	Replace roof at CSS	30,000		
		Renovate bath/kitchen	1,800,000		
		Replace windows/sills	500,000		
	Pfeifle PA26-05	Replace site lights	40,000		
	Litzenberger PA26-06	Replace trash chute	10,000		
		Replace closet doors	100,000		
	Bodder House PA26-071	Renovate bathrooms	50,000		
		Upgrade halls HVAC	50,000		
	Bartholomew PA26-072	Renovate Bathrooms	50,000		
		Upgrade halls HVAC	50,000		
	Monocacy Tower PA26-08	Repl. fire alarm panel	100,000		
		Replace heat boilers	200,000		
		Construct retaining wall (Old York Rd)	50,000		
	Fairmount PA26-09	Repl. convectors,			
		pipes & boilers	450,000		
	Lynfield I PA26-10	Renovate kitchens	400,000		
		Renovate bathrooms	150,000		
Total CFP Estimated Cost			\$ -----		

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 2008 FFY Grant: 08/09 PHA FY: 08/09			Activities for Year: 2009 FFY Grant: 08/09 PHA FY: 08/09	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
<b>BHA WIDE</b>	A/E Work	50,000	<b>BHA WIDE</b>	A/E Work
	Computer Upgrades	25,000		Computer Upgrades
	Day care	80,000		Day care
	Security	25,000		Security
Marvine PA26-02	Replace sanitary sewer	225,000	Marvine PA26-02	Upgrade bldg exterior
	Site work & landscaping	50,000	Fairmount PA26-09	Misc. site work
Litzenberger PA26-06	Upgrade hallway vent	180,000	Lynfield II PA26-11	Misc. site work
Monocacy Tower PA26-08	Caulk bldg. Exterior	100,000		
	Upgrade apt. lighting	190,000		
Fairmount PA26-09	Replace convector,			
	Piping & boilers	450,000		
Lynfield I PA26-10	Misc. site work	35,000		
Lynfield II PA26-11	Renovate kitchens	390,000		
	Renovate bathrooms	97,000		
Parkridge PA26-12	Replace site lighting	10,000		
Total CFP Estimated Cost		\$ 1,907,000		

