

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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 for certain types of 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.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

For Fiscal Year: 2009

PHA Name: Bethlehem Housing Authority

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.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Bethlehem Housing Authority

PHA Number: PA011

PHA Fiscal Year Beginning: (04/2009)

PHA Programs Administered:

Public Housing and Section 8

Section 8 Only

Public Housing Only

Number of public housing units:

Number of S8 units:

Number of public housing units:

Number of S8 units:

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:				

PHA Plan Contact Information:

Name: Clara A. Kendy, Executive Director

Phone: 610-865-8312

TDD: 610-865-8333

Email (if available): cakendy@betha.com

Public Access to Information

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

X PHA's main administrative office X PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. X Yes No.

If yes, select all that apply:

X Main administrative office of the PHA

X PHA development management offices

X Main administrative office of the local, county or State government

Public library PHA website 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)

- Main business office of the PHA PHA development management offices
 Other (list below)

Streamlined Annual PHA Plan

Fiscal Year 2009

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
4. Project-Based Voucher Programs
5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
6. Supporting Documents Available for Review
7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
8. Capital Fund Program 5-Year Action Plan
9. **APPENDIX I – Phase-in of Management Fees (Page 30-32)**

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

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

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. 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 B.

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:

B. 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 next component.

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)

2. Capital Improvement Needs

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

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. X Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. X 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.). **See page 14, where debt service is noted.**

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

Applicability: 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. Yes X No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:

c. Status of Grant:

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

3. Yes X No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes X 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:
5. Yes X 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. X 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:**

**Bethlehem Housing Authority
Section 8 Homeownership option
Addendum 1 to Section 8 Administrative Plan**

The Bethlehem Housing Authority (BHA) hereby establishes a Section 8 tenant-based voucher homeownership option in Bethlehem, Pennsylvania, pursuant to the US Department of Housing and Urban Development’s (HUD) proposed rule dated April 30, 1999 and pursuant to Section 555 of the Quality Housing and Work Responsibility Act of 1998, which authorizes HUD to carry out demonstration programs under section 8(Y).

Participant Qualification

Any Section 8 program participant who has been issued a Section 8 Housing Choice Voucher may use the subsidy to purchase rather than rent a home, subject to the following requirements:

1. A family must be in the BHA section 8 program for at least one year. All program participants must be in full compliance with their lease and program requirements and must terminate their current lease arrangement in compliance with the lease.
2. Program participants must be “first time homeowners,” where a family member must not have owned title to a principal residence in the last three years.
3. The head of household or spouse must be employed full-time and have been continuously so employed during the year before commencement of homeownership assistance. Families in which the head of household or spouse are disabled or elderly are exempted from this requirement. Families with a disabled household member may request an exemption as a reasonable accommodation.
4. The family’s income must be equal to or exceed two times the payment standard for the family’s unit size. Public assistance income may not be used for meeting this requirement, except for households in which the head or spouse is elderly or disabled and households that include a disabled person other than head or spouse.
5. The program will give priority to participants in the Bethlehem Housing Authority Section 8 Family Self-Sufficiency Program.
6. Participants in the Section 8 homeownership option must enroll in Bethlehem Housing Authority designated pre- and post-purchase homeownership counseling programs and must be deemed to be “mortgage ready” before a homeownership voucher will be issued. At a minimum, the counseling will cover the following:

- *Budgeting and money management
- *Credit counseling
- *Homeownership financing and predatory lending
- *How to find a home and how to negotiate a price
- *Home maintenance

Time Frame for Utilization

An applicant will have a maximum of 180 days to find a home and enter into a “Contract for Sale”.

If an applicant is unable to enter into a “Contract for Sale” before the end of the 180 day deadline, the applicant will be allowed to continue to utilize the voucher in a rental situation.

Any extension beyond the 180 days will be at the sole discretion of the Bethlehem Housing Authority.

Eligible Units, Contract for Sale and Inspection

All eligible units must be under construction or existing units; single unit properties or coop or condos.

Participants in the homeownership option program must complete a "Contract for Sale" with the owner of the property to be purchased. The "Contract for Sale" must include the home's price and terms of sale, the purchaser's pre-purchase inspection requirements and notice that the sale is conditional on the purchaser's acceptance of the inspection report; and agreement that the purchaser is not obligated to pay for necessary repairs.

The participant must obtain an independent professional home inspection of the unit's major systems at the participant's expense. The inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, including roofing, plumbing, electrical and heating systems.

The Bethlehem Housing Authority will conduct a Housing Quality Standards (HQS) inspection and will review the independent professional inspection of the unit's major systems. BHA retains the right to disqualify the unit for inclusion in the homeownership program based on either the HQS inspection or the professional inspection report.

The seller must provide certification that he or she is not on the federal debarred list.

Financing

The participant is responsible for obtaining financing; rate and terms of the first mortgage are subject to approval by the Bethlehem Housing Authority. The first mortgage lender should be a federally-regulated financial institution. Any other lenders must be specifically approved by the Bethlehem Housing Authority.

Length and Continuance of Assistance

Section 8 assistance will only be provided for the months that the family is in residence in the home. The family may receive homeownership assistance up to the maximum length of time allowed under federal regulations. Elderly and disabled families are exempt from this time limit.

Family Obligations

Before commencement of homeownership assistance, the participant must execute the Statement of Homeowner Obligations, HUD form 52649.

Assistance Payment

The family's Section 8 monthly mortgage assistance payment will be the lower of (1) the Section 8 voucher payment standard minus the Total Tenant Payment (the greater of 30% of monthly adjusted income or 10% of monthly income); or (2) the monthly homeowner expenses (principal and interest on the mortgage debt, insurance and taxes) minus the Total Tenant Payment.

Mortgage assistance payments will be made by the Bethlehem Housing Authority to the approved lender.

Lease-to-Purchase

Lease-to-purchase agreements are considered rental property and subject to the normal tenant-based Section 8 rental rules. The family will be subject to the homeownership

requirements at the time the family is ready to exercise the homeownership option under the lease-to-purchase agreement.

Defaults

If participants in the Homeownership Option default in their home mortgage loan, the participants will not be able to use their Homeownership Voucher for rental housing, but may apply for the Section 8 waiting list providing it is open.

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?

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: **The participant must reside in the City of Bethlehem.**

c. What actions will the PHA undertake to implement the program this year (list)? **A notice will be sent to all Section 8 tenants to attend a meeting to explain the program. The Family Self-Sufficiency office will work with eligible families to obtain their goals. Local agencies will also work with tenants to get help with credit issues, down payment and have tenants attend homeownership classes.**

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):

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below): Community Action Council of the Lehigh Valley; Neighborhood Housing Services; Bethlehem Christian Training Center and Alliance for Building Communities.
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. 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:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) **City of Bethlehem, PA**
2. 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)
 - X The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
 - 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)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) **The BHA and Administration of the City of Bethlehem work in concert during the planning and administration of projects that effect our best interests.**

6. Supporting Documents Available for Review for Streamlined 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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	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
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which 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.	Annual Plan: 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	De-concentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> 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. <input type="checkbox"/> 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. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	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. <input type="checkbox"/> 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
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types X Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	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
	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing 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.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	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.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	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.	Annual Plan: 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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (01/2009)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	486,000
3	1408 Management Improvements	30,000
4	1410 Administration	243,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	40,000
8	1440 Site Acquisition	
9	1450 Site Improvement	40,000
10	1460 Dwelling Structures	1,274,309
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	15,000
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	20,000
18	1498 Mod Used for Development	
19	1501 Collaterization or Debt Service	235,390
20	1502 Contingency	
21	Amount of Annual Grant (Sum of lines 2-19)	2,383,699
22	Amount of line 20 Related to LBP Activities	
23	Amount of line 20 Related to Section 504 Compliance	
24	Amount of line 20 Related to Security	
25	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PA26-02 Marvine	Renovate kitchens and baths (30)	1460	769,309
	Replace windows and sills (30)	1460	100,000
PA26-05 Pfeifle	Replace roofs (9 bldgs)	1460	70,000
PA26-06 Litzenberger	Replace bi-fold closet doors (101 apts)	1460	65,000
	Replace smoke alarms (101 apts)	1460	30,000
PA26-07A Bodder	Replace roof (1)	1460	95,000
	Replace smoke alarms (65 apts)	1460	20,000
PA26-07B Bartholomew	Replace roof (1)	1460	95,000
	Replace smoke alarms (65 apts)	1460	20,000
PA26-08 Monocacy	Repave parking lot	1450	40,000
	Upgrade Comm. Room HVAC	1470	15,000
PA26-09 Fairmount	Debt Service (Construct 20 apartments)	1501	235,390
BHA Wide	Administration - Management Fee	1410	243,000
	Operations	1406	486,000
	A/E work, Inspections	1430	40,000
	Computer equipment	1475	10,000
	Computer software	1408	30,000
	Relocation costs	1495	20,000

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PA26-02 Marvine	9/11	9/13
PA26-05 Pfeifle	9/11	9/13
PA26-06 Litzenberger House	9/11	9/13
PA26-7A Bodder House	9/11	9/13
PA26-7B Bartholomew House	9/11	9/13
PA26-08 Monocacy	9/11	9/13
PA26-09 Fairmount	9/11	9/13
BHA Wide	9/11	9/13

8. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA-026-01	Pembroke	0	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Upgrade building exteriors		150,000	FY 2010
New countertops		155,000	FY 2010
Install bathroom cabinets (196)		70,000	FY 2011
Install wood baseboard		255,000	FY 2012
Replace mechanical room doors (196)		80,000	FY 2013
Total estimated cost over next 5 years		710,000	

8. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA26-02	Marvine	4	1.0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace shingles on porch roofs (40 bldgs)		100,000	FY 2010
Renovate kitchens and bathrooms (38)		1,000,000	FY 2010
Replace windows and sills (38)		100,000	FY 2010
Replace shingles on porch roofs (41 bldgs)		100,000	FY 2011
Site work and landscaping		100,000	FY 2011
Renovate kitchens and bathrooms (52)		1,500,000	FY 2012
Replace windows and sills (52)		200,000	FY 2012
Replace roof at CSS bldg.		40,000	FY 2012
Upgrade building exteriors (81)		500,000	FY 2013
Renovate kitchens and bathrooms (129)		4,515,000	FY 2013
Replace windows and sills (129)		300,000	FY 2013
Total estimated cost over next 5 years		8,455,000	

8. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA26-05	Pfeifle	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace site lighting			60,000	FY 2011
Total estimated cost over next 5 years			60,000	

8. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA26-06	Litzenberger	0	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace canopy roof		15,000	FY 2010
Replace trash chute		30,000	FY 2011
Upgrade hallway ventilation		140,000	FY 2012
Install DHW valves		50,000	FY 2012
Replace roof		130,000	FY 2013
Total estimated cost over next 5 years		365,000	

8. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA26-07A	Bodder House	1	0.5%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Renovate bathrooms (51)			50,000	FY 2011
Total estimated cost over next 5 years			50,000	

8. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA26-07B	Bartholomew House	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Renovate bathrooms (51)			50,000	FY 2011
Construct rear entrance canopy			20,000	FY 2012
Total estimated cost over next 5 years			70,000	

8. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA26-08	Monocacy Tower	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace roof			150,000	FY 2010
Replace parking lot lights (6)			10,000	FY 2010
Upgrade apartment lighting (149)			180,000	FY 2011
Replace countertops (148)			150,000	FY 2012
Landscaping at parking lot and Old York Rd. banks			40,000	FY 2013
Total estimated cost over next 5 years			530,000	

8. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA26-09	Fairmount	1	1%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Regrade along rear patios (120)		75,000	FY 2010
Modify laundry room doors (30)		20,000	FY 2010
Debt Service (Construct 20 apartments)		235,390	FY 2010
Replace convectors, piping and boilers (40)		400,000	FY 2011
Debt Service (Construct 20 apartments)		235,390	FY 2011
Replace convectors, piping and boilers (40)		400,000	FY 2012
Replace rear curbs and walks (16,000 sf)		175,000	FY 2012
Repave parking lots (36,400 sf)		80,000	FY 2012
Debt Service (Construct 20 apartments)		235,390	FY 2012
Replace convectors, piping and boilers (40)		400,000	FY 2013
Debt Service (Construct 20 apartments)		235,390	FY 2013
Total estimated cost over next 5 years		2,471,560	

8. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA26-10	Lynfield I	2	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Misc. site work (erosion)		200,000	FY 2010
Replace flooring (100 apts.)		150,000	FY 2010
Install wood baseboard		135,000	FY 2010
Repave driveways and courts (100)		275,000	FY 2011
Replace site lighting		10,000	FY 2011
Renovate kitchens and bathrooms		800,000	FY 2012
Replace sidewalks		500,000	FY 2012
Replace furnaces (29)		25,000	FY 2013
Repave office lot		30,000	FY 2013
Total estimated cost over next 5 years		2,125,000	

8. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA26-11	Lynfield II	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Repave driveways and courts	(97)	225,000	FY 2009	
Replace site lighting		10,000	FY 2010	
Replace siding	(97)	240,000	FY 2010	
Replace flooring	(97)	150,000	FY 2011	
Install wood baseboard	(97)	131,000	FY 2011	
Replace sidewalks		500,000	FY 2011	
Renovate kitchens and baths	(97)	600,000	FY 2012	
Replace mech. room doors	(97)	40,000	FY 2012	
Replace furnaces & drywall mech rooms	(97)	110,000	FY 2012	
Misc. site work		40,000	FY 2012	
Total estimated cost over next 5 years			2,046,000	

8. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA26-12	Parkridge	1	1%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Repair boiler flues		10,000	FY 2010
Replace site lighting		10,000	FY 2010
Site work and landscaping		30,000	FY 2011
Replace roofs (100)		150,000	FY 2011
Replace windows (100)		240,000	FY 2012
Replace siding (100)		300,000	FY2012
Replace sidewalks		500,000	FY2012
Renovate kitchens and baths (100)		800,000	FY2013
Install wood baseboard (100)		135,000	FY2013
Total estimated cost over next 5 years		2,175,000	

8. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	BHA Wide		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A/E work		60,000	FY 2010
Computer upgrades		25,000	FY 2010
Security		50,000	FY 2010
Operations		480,000	FY 2010
Administration		240,000	FY 2010
Relocation		30,000	FY 2010
A/E work		60,000	FY 2011
Computer upgrades		25,000	FY 2011
Security		50,000	FY 2011
Operations		480,000	FY 2011
Administration		240,000	FY 2011
Relocation		30,000	FY 2011
A/E work		60,000	FY 2012
Computer upgrades		25,000	FY 2012
Security		50,000	FY 2012
Operations		480,000	FY 2012
Administration		240,000	FY 2012
Relocation		30,000	FY 2012

A/E work	60,000	FY 2013
Computer upgrades	25,000	FY 2013
Security	50,000	FY 2013
Operations	480,000	FY 2013
Administration	240,000	FY 2013
Relocation	30,000	
Total estimated cost over next 5 years	3,540,000	

Bethlehem Housing Authority Phase-in of Management Fees

The Bethlehem Housing Authority (BHA) elects to phase-in its management fees through 2011. Currently, the overhead charge to the Public Housing program is \$98.73, based on our most recent year end financial statements for 3-31-08 (see attached Statement). The Allowable management fees for the BHA are:

Management Fees -	\$50.37 PUM
Bookkeeping Fees -	\$7.50 PUM
Asset Management Fee -	<u>\$10.00 PUM</u>
	<u>\$67.87 PUM</u>

The difference between the current overhead costs, \$98.73, and the allowable fee schedules is \$30.86 (98.73 – 67.87). The BHA proposes the following Phase-in schedule:

Schedule of Phased-in Management Fees for BHA

2008 (Initial Year)	2009 (Year 2)	2010 (Year 3)	2011 (Year 4)
\$98.73 PUM	\$92.56 PUM	\$86.39 PUM	\$67.87 PUM

You will note by the attached schedule that in year 2 we met the HUD 20% reduction in fees criteria, and in year 3 we met the HUD 40% reduction in fees criteria. And by year 4 we will be in full compliance with the HUD criteria.

Attached Schedule for Phase-in of Management Fees

CENTRAL OFFICE AND SERVICE

Results as per I & E

Statement(Loss) 3/31/2008 \$ 684,159.75

Adjust For Depreciation \$ (52,708.13)
 \$ 631,451.62

Adjust for Cap Fund Retention to be reversed \$ (96,108.95)
Adjusted Loss \$ 535,342.67

Number of Units Leased for FY 2008 **16929**

Extra Management Fees Required to absorb the loss \$ 31.62 **(535,342.67/16,929)**

Management Fees Used in 2007-2008 \$ 49.61

2008-2009 Starting Fees \$ 81.23
 Allowed 2008-2009 \$ (50.37)

Extra Management Fees \$ 30.86
 \$ 50.37

Book-Keeping Fees \$ 7.50

Phase-in Managemnt Fees

Year 1
 2008-2009 \$ **98.73**

Year 2
 2009-2010

M Fees 50.37 (assuming not changed)
 Extra Book-Keeping 24.69 (30.86x.80) **20% Reduction in fees**
 Asset 7.5
 10
\$ 92.56

Year 3
 2010-2011 \$ 50.37
 Extra Book-keeping 18.52 (30.86x.60) **40% Reduction in fees**
 Asset 7.50
 \$ 10.00
\$ 86.39

Year 4 \$ **67.87** none Full Compliance

Made up of \$ 50.37
 Extra Book-keeping \$ -
 Asset \$ 7.50
 \$ 10.00

\$ 67.87 Full Compliance

Asset Management Fees	\$ 10.00
(Reserves Available)	
Combined	\$ 98.73

Loss	
Sustainable	
Year 1	\$ 535,342.75
Year 2	\$ 428,274.20
Year 3	\$ 321,205.65
Year 4	\$ -

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing

PHA Name:	Grant Type and Number
Bethlehem Housing Authority	Capital Fund Program Grant Replacement Housing Facto

X Performance and Evaluation Report - Year Ending 12/30/2008

Line No.	Summary by Development Account	Total Estim
		Original
1	Total Non-CGP Funds	
2	1406 Operations	476,000.00
3	1408 Management Improvements	30,000.00
4	1410 Administration	238,000.00
5	1411 Audit	
6	1415 Liquidated Damages	-
7	1430 Fees and Costs	120,000.00
8	1440 Site Acquisition	
9	1450 Site Improvement	90,000.00
10	1460 Dwelling Structures	1,143,799.00
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Nondwelling Structures	10,000.00
13	1475 Nondwelling Equipment	20,000.00
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	-
17	1495.1 Relocation Costs	20,000.00
18	1499 Development Activities	-
19	1501 Collateralization or Debt Service	235,900.00
20	1502 Contingency	
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 2,383,699.00
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 Conversation Measures	

Factor (CFP/CFPRHF) Part I: Summary

No:	PA26-P011-501-08	Federal FY of Grant:	2008
or Grant No:			

Budgeted Cost	Total Actual Cost	
	Obligated	Expended
476,000.00	476,000.00	476,000.00
30,000.00	-	-
238,000.00	238,000.00	238,000.00
-	-	-
120,000.00	16,717.00	16,717.00
40,000.00	-	-
1,193,799.00	324,284.00	-
10,000.00	-	-
20,000.00	-	-
-	-	-
20,000.00	7,159.00	7,159.00
-	-	-
235,900.00	-	-
\$ 2,383,699.00	\$ 1,062,160.00	\$ 737,876.00
-	-	-
-	-	-
-	-	-
-	-	-

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing
Part II: Supporting Pages

PHA Name:		Grant Type and Number		
Bethlehem Housing Authority		Capital Fund Program Grant PA26-P011-501-0 Replacement Housing Fund		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated
				Original
PA26-01	Repair bathroom floors	1460.00	30 apts	15,000.00
PA26-02	Install soffits on porch ceilings	1460.00	389 apts	62,000.00
PA26-02	Renovate kitchens and baths	1460.00	50 apts	618,000.00
PA26-02	Repair bathroom floors	1460.00	75 apts	37,000.00
PA26-05	Demolish community building	1485.00	1	20,000.00
PA26-08	Repave parking lot	1450.00	13000 sf	40,000.00
PA26-08	Construct retaining wall	1450.00	150 lf	50,000.00
PA26-09	Replace mechanical room doors	1460.00	26	10,728.00
PA26-09	Replace roofs	1460.00	120 apts	214,071.00
PA26-09	Repair bathroom floors	1460.00	18 apts	9,000.00
PA26-09	Debt service (Construct 20 apts.)	1501.00		235,900.00
PA26-10	Replace storm windows	1460.00	100 apts.	82,500.00
PA26-10	Repair bathroom floors	1460.00	15 apts	7,500.00

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing
Part II: Supporting Pages

PHA Name:	Grant Type and Number
-----------	-----------------------

ing Factor (CFP/CFPRHF)

18	Federal FY of Grant: 2008		
ated Cost	Total Actual Cost		Status of Work
Revised	Funds Obligated	Funds Expended	
15,000.00			
62,000.00			
499,216.00			
37,000.00			
20,000.00			
40,000.00			
-			deleted
10,728.00			
214,071.00			
9,000.00			
235,900.00			
157,791.00	157,791.00		
7,500.00			

ing Factor (CFP/CFPRHF)

	Federal FY of Grant:
--	-----------------------------

Annual Statement / Performance and Evaluation Report

Capital fund Program and Capital Fund Program Replacement Housing Fa Part III: Implementation Schedule

PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P011-5 Replacement Housing Factor Grant No:			
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)	
	Original	Revised	Actual	Original	Revised
PA26-01 Pembroke	6/12/2010			6/12/2012	
PA26-02 Marvine					
PA26-05 Pfeifle	6/12/2010			6/12/2012	
PA26-06 Litzenberger					
PA26-71 Bodder					
PA26-72 Bartholomew					
PA26-08 Monocacy	6/12/2010			6/12/2012	
PA26-09 Fairmount	6/12/2010			6/12/2012	
PA26-10 Lynfield I	6/12/2010			6/12/2012	
PA26-11 Lynfield II	6/12/2010			6/12/2012	
PA26-12 Parkridge	6/12/2010			6/12/2012	
BHA Wide	6/12/2010			6/12/2012	

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing F

PHA Name:	Grant Type and Number
Bethlehem Housing Authority	Capital Fund Program Grant Replacement Housing Fact

X Performance and Evaluation report for year ending 12/30/2008

Line No.	Summary by Development Account	Total Estim
		Original
1	Total Non-CGP Funds	
2	1406 Operations	480,000.00
3	1408 Management Improvements	30,000.00
4	1410 Administration	240,000.00
5	1411 Audit	
6	1415 Liquidated Damages	-
7	1430 Fees and Costs	40,000.00
8	1440 Site Acquisition	
9	1450 Site Improvement	204,399.00
10	1460 Dwelling Structures	1,380,329.00
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Nondwelling Structures	50,000.00
13	1475 Nondwelling Equipment	10,000.00
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)	\$ 2,434,728.00
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 Conversation Measures	

Factor (CFP/CFPRHF) Part I: Summary

Grant No:	PA26-P011-501-07	Federal FY of Grant:	2007
Project Grant No:			

Budgeted Cost	Total Actual Cost	
	Obligated	Expended
480,000.00	480,000.00	480,000.00
-	-	-
240,000.00	240,000.00	240,000.00
	-	-
21,453.00	21,453.00	21,453.00
206,316.00	206,316.00	158,710.00
1,471,477.00	1,471,477.00	733,762.00
4,249.00	4,249.00	4,249.00
-	-	-
-	-	-
-	-	-
11,233.00	11,233.00	11,233.00
-	-	-
-	-	-
\$ 2,434,728.00	\$ 2,434,728.00	\$ 1,649,407.00
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

**Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing
Part II: Supporting Pages**

PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program Grant PA26-P011-501-0 Replacement Housing Facility		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated
				Original
PA26-02	Parking lot at First Tee Ctr.	1450.00	4200 sf	114,399.00
PA26-02	Replace smoke detectors	1460.00	389 apts.	60,000.00
PA26-02	Construct boiler rooms	1460.00	34	450,000.00
PA26-02	HVAC at First Tee	1470.00	1	50,000.00
PA26-02	Renovate kitchens and bathrooms	1460.00	33	
PA26-02	Replace underground gas lines	1450.00	1550 lf	
PA26-02	Construct First Tee - Retainage	1470.00	1	-
PA26-08	Repave parking lot	1450.00	13000 sf	40,000.00
PA26-08	Construct retaining wall	1450.00	150 lf	50,000.00
PA26-08	Install entry system - retainage	1460.00		-
PA26-09	Replace smoke detectors	1460.00	120 apts	18,000.00
PA26-09	Replace mech. room doors	1460.00	26	10,000.00
PA26-09	Replace roofs	1460.00	120 apts	247,329.00
PA26-10	Replace windows	1460.00	100 apts.	280,000.00
PA26-10	Replace smoke detectors	1460.00	100 apts.	15,000.00
PA26-11	Replace windows	1460.00	97 apts.	271,000.00
PA26-11	Replace smoke detectors	1460.00	97 apts.	14,000.00
PA26-11	Remove/regrade handball wall	1450.00	1	-
PA26-11	Construct 1 br. apartments	1460.00	3	-
PA26-11	Construct 1 br. apartments (sitew)	1450.00	1	-

**Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing
Part II: Supporting Pages**

osing Factor (CFP/CFPRHF)

07	Federal FY of Grant:		
	2007		
ated Cost	Total Actual Cost		Status of Work
Revised	Funds Obligated	Funds Expended	
-			To CF06
-			To CF05
-			To CF06
-			deleted
1,353,488.00	1,353,488.00	700,979.00	From CF08
167,606.00	167,606.00	120,000.00	From CF04
4,249.00	4,249.00	4,249.00	From CF05
-			To CF08
-			To CF08
6,803.00	6,803.00		From CF05
-			To CF06
			To CF08
			To CF08
13,851.00	13,851.00		To CF08
-			To CF05
-			To CF08
-			To CF06
9,415.00	9,415.00	9,415.00	From FY 10
97,335.00	97,335.00	32,783.00	From CF 06
29,295.00	29,295.00	29,295.00	From CF 06

osing Factor (CFP/CFPRHF)

Annual Statement / Performance and Evaluation Report

Capital fund Program and Capital Fund Program Replacement Housing F Part III: Implementation Schedule

PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P011-5 Replacement Housing Factor Grant No:			
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expende (Quarter Ending Dat	
	Original	Revised	Actual	Original	Revised
PA26-02 Marvine	9/13/2009		6/30/2008	9/13/2011	
PA26-08 Monocacy	9/13/2009		12/30/2007	9/13/2011	
PA26-09 Fairmount	9/13/2009		9/30/2007	9/13/2011	
PA26-10 Lynfield I	9/13/2009		12/30/2008	9/13/2011	
PA26-11 Lynfield II	9/13/2009		9/30/2008	9/13/2011	
PA26-12 Parkridge	9/13/2009		N/A	9/13/2011	
BHA Wide	9/13/2009		6/30/2008	9/13/2011	

**Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing**

PHA Name: Bethlehem Housing Authority	Grant Type and Num Capital Fund Program Replacement Housing
---	--

X Performance and Evaluation Report - Year Ending 12/30/2008

Line No.	Summary by Development Account	Total Estim
		Original
1	Total Non-CGP Funds	
2	1406 Operations	520,000.00
3	1408 Management Improvements	30,000.00
4	1410 Administration	260,000.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	40,000.00
8	1440 Site Acquisition	-
9	1450 Site Improvement	40,000.00
10	1460 Dwelling Structures	1,550,000.00
11	1465.1 Dwelling Equipment - Nonexpendable	-
12	1470 Nondwelling Structures	169,110.00
13	1475 Nondwelling Equipment	10,000.00
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)	\$ 2,619,110.00
22	Amount of line 21 Related to LBP Activities	-
23	Amount of line 21 Related to Section 504 Co	-
24	Amount of line 21 Related to Security - Soft C	-
25	Amount of line 21 Related to Security - Hard	-
26	Amount of line 21 Related to Energy Convers	1,500,000.00

ing Factor (CFP/CFPRHF) Part I: Summary

Number		Federal FY of Grant:
Grant No:	PA26-P011-501-06	2006
Factor Grant No:		

ated Cost	Total Actual Cost	
Revised	Obligated	Expended
462,000.00	462,000.00	462,000.00
-	-	-
199,170.00	199,170.00	199,170.00
36,757.00	36,757.00	36,757.00
	-	-
180,415.00	180,415.00	180,415.00
1,491,949.00	1,491,949.00	1,365,304.00
-	-	-
8,294.00	8,294.00	8,294.00
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
\$ 2,378,585.00	\$ 2,378,585.00	\$ 2,251,940.00
-	-	-
-	-	-
-	-	-
-	-	-
1,191,219.00	485,153.00	485,153.00

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing
Part II: Supporting Pages

PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program Gr: PA26-P011-501- Replacement Housing Fa		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estim
				Original
PA26-01	Replace smoke detectors	1460.00	65 apts	50,000.00
PA26-02	Construct boiler rooms & equip. (F	1460.00	34	1,500,000.00
PA26-02	Renovate office for FSS	1470.00	1	169,110.00
PA26-02	Replace water heaters	1460.00	6	-
PA26-02	Construct parking lot @ First Tee	1450.00	5000 sf	-
PA26-02	Renovate kitchens and bathrooms	1460.00		-
PA26-05	Kitchen/bath/electrical upgrades	1460.00	6	-
				-
PA26-08	Replace fire alarm system	1460.00	1	-
PA26-09	Replace smoke detectors	1460.00	120 apts	-
PA26-11	Construct 1 bedroom apts.	1460.00	3	-
PA26-11	Construct 1 bedroom apts. (sitewo	1450.00	1	-
PA26-11	Replace smoke detectors	1460.00	50	-
PA26-12	Replace sidewalks and patios	1450.00	3000sf	40,000.00
PA26-12	Replace smoke detectors	1460.00	100	-
BHA Wide	Administration (P&C salaries)	1410.00		260,000.00
BHA Wide	Operations	1406.00		520,000.00
BHA Wide	A&E work	1430.00		40,000.00
BHA Wide	Computer equipment	1475.00		10,000.00
BHA Wide	Computer software	1408.00		30,000.00

ing Factor (CFP/CFPRHF)

06	Federal FY of Grant:		
	2006		
ated Cost	Total Actual Cost		Status of Work
Revised	Funds Obligated	Funds Expended	
26,629.00	26,629.00	26,629.00	
485,153.00	485,153.00	485,153.00	
-	-		To CF05
38,000.00	38,000.00	38,000.00	From FY 09
138,356.00	138,356.00	138,356.00	From CF07
149,917.00	149,917.00	149,917.00	From FY08
-			
87,000.00	87,000.00	87,000.00	From FY 04
286,412.00	286,412.00	286,412.00	From FY 10
50,340.00	50,340.00	50,340.00	From CF07
316,192.00	316,192.00	189,547.00	From CF04
42,059.00	42,059.00	42,059.00	From CF04
10,356.00	10,356.00	10,356.00	From CF07
-			To CF12
41,950.00	41,950.00	41,950.00	From CF07
199,170.00	199,170.00	199,170.00	
462,000.00	462,000.00	462,000.00	
36,757.00	36,757.00	36,757.00	
8,294.00	8,294.00	8,294.00	
-			

