

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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1.0	<b>PHA Information</b> PHA Name: <u>Bethlehem Housing Authority</u> PHA Code: <u>PA011</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>4/2010</u>																										
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1434</u> Number of HCV units: <u>497</u>																										
3.0	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 3:																											
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	<b>Mission.</b> 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 for the next five years: <b>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 plant preservation, maintain the public trust and cooperate with city planning goals.</b>																										
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <b>(SEE ATTACHED DOCUMENT)</b>																										
6.0	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <p style="text-align: center;"><b>ACOP, Pet Policy</b></p> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <b>(SEE ATTACHED DOCUMENT)</b>  The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. <b>X Yes</b> No. If yes, select all that apply: <b>X Main administrative office of the PHA</b> <b>X PHA development management offices</b> <b>X Main administrative office of the local, county or State government</b> Public library PHA website @ <a href="http://www.BHA645.COM">www.BHA645.COM</a> . <b>X Other (list below)</b> <b>RESIDENT BHA COUNCIL OFFICES; NORTHEAST MINISTRY OFFICE; RAB MEMBERS</b> PHA Plan Supporting Documents are available for inspection at: (select all that apply) <b>X Main business office of the PHA development management offices</b> Other (list below)																										
7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable. <b>N/A</b>																										

8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.  <b>(SEE SEPARATE DOCUMENTS FOR 8.1 – 8.2) 8.3 (SEE ATTACHED DOCUMENT)</b></p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  X Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.  <b>(SEE ATTACHED DOCUMENT)</b></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. (SEE ATTACHED DOCUMENT)</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. <b>(SEE SECTION 5.2 BELOW)</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b>The Authority may amend the Plan for any eligible item or purpose that is consistent with our mission statement and has a cost that is less than 20% of the Capital Fund grant amount.</b></p> <p><b>Any change to the Plan which is outside the scope of the above description shall be considered a significant amendment or a substantial deviation/modification.</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p><b>(SUBMITTED BY MAIL)</b></p>

**5.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**Five Year Goals and Objectives For 2010-2014:**

1. Provide in-house computer training for employees regarding current and new applications.
2. Incorporate bar coding for inventory control at warehouse.
3. Implement use of a mobile unit to respond to resident service calls.
4. Continue with efforts to translate documents and creating a brochure to address bi-lingual needs of the residents and the public-
5. Update existing applicant video
6. Investigate and determine feasibility to rent out housing space to outside groups, organizations and businesses.
7. Conduct one-year follow up on residents that have successfully completed the fss program.
8. Assist chronically late or delinquent rent payers by providing financial counseling services through local non-profit agencies.
9. Investigate collaboration with other local non-profit housing agencies to provide affordable housing.
10. Apply for twenty-five additional rental vouchers.
11. Renovate Marvine units (139)-
12. Work closely with other agencies.

**Previous Five-Year Plan Goals and Progress 2005-2009:**

**One- "Apply for additional HCV vouchers":**

Due to Federal budget cutbacks, the Authority was unable to meet this goal. *This goal will be moved into the new Five-Year Plan.*

**Two- "Acquire 24 additional units":**

Authority built three units at Lynfield. For Bayard project (20 units) construction is well under way.

**Three- "Translate lease and other documents":**

Authority had its lease and grievance procedure translated into Spanish. *BHA intends to continue this goal in 2010.*

**Four- "Renovation of Marvine and Pfeifle homes":**

All Pfeifle (50) units renovated; In Marvine, Capital Fund money will help renovate the remaining 139 units. This portion moved over into proposed 2010 Plan.

**Five- "Create Voucher Mobility Brochures":**

This was accomplished in house.

**Six- “Conduct Outreach to HCV landlords”:**

A joint effort involving other local housing agencies resulted in a “housing fair”. In addition to this regional event, there was a smaller fair which included all types of businesses that landlords deal with. This has resulted in several dozen new participants.

**Seven- “Implement Homeownership Voucher Program”:**

Authority continues to work with qualified residents and with lending institutions in effort to make this work. Present market conditions have hampered progress here. Currently there is one.

**Eight- “Conduct job training workshops”:**

Through our FSS department’s connections within the community, Authority has developed a roster of local agencies that provide necessary job training for residents.

**Nine- “Work closely with other agencies”:**

The Authority continues to work closely with any local agency which can provide needed services for public housing residents. This includes agencies that help provide services such as family literacy, career development, homeownership, financial counseling, education, grants, and scholarships, assistance for purchase of cars, after school programs, food banks, children’s health programs and much more. BHA intends to continue this goal in 2010.

## **6.0 (b) 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>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>	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-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

Applicable & On Display	Supporting Document	Related Plan Component
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

## **8.3 Capital Fund Financing Program (CFFP)**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-0001

ASSISTANT SECRETARY  
FOR INVESTMENT PLANNING

DEC 25 2008

Ms. Cheri A. Keady  
Executive Director  
Bethlehem Housing Authority  
615 Main Street  
Bethlehem, PA 18018

Dear Ms. Keady:

Thank you for your submission to the U.S. Department of Housing and Urban Development ("HUD") and subsequent submissions (collectively, "Submission") requesting certain approvals in connection with a Capital Fund Financing Program ("CFFP") Proposal. The CFFP Proposal entailed a loan ("Loan") between Fannie Mae ("Lender") and the Bethlehem Housing Authority of the County ("Authority"). The form of Loan Agreement ("Agreement"), Promissory Note ("Note"), Tax Regulatory Agreement, and Account Control Agreement were included with the Submission to HUD ("Loan Documents"). Proceeds from the loan will be used to develop and construct a new 20 unit elderly development.

The Authority will use the proceeds to develop a new public housing development on land the Authority owns. The project will consist of a new 20 unit elderly development in three single story buildings.

If the Authority does not receive approval of their development proposal from the Philadelphia Field Office and close on their construction contract within 60 days, this approval shall terminate without any further action from HUD.

Based upon our review of the information and materials included with the Submission, the undersigned, on behalf of HUD, provides the following approvals and determinations.

1. HUD hereby approves the execution of the Loan Documents in substantially the form submitted. Any substantive changes to the form of the Loan Documents that affect HUD's rights or obligations shall be submitted to HUD for review and approval by the Deputy Assistant Secretary for the Office of Public Housing Investments. Except as stated, no further approval of the Loan Documents by HUD shall be required. This approval does not constitute approval for any other agreements, notes or additional debt issued by the Authority. Unless otherwise approved by HUD, if the Authority does not close the transaction within 60 days of the date of this letter, this approval shall terminate without any further action from HUD.
2. Subject to the availability of appropriations, HUD hereby approves the use of Capital Fund grants (which is defined to include only Capital Fund formula funds under Section 6(d) of the United States Housing Act of 1937 ("Act") and any applicable successor program, and exclude Replacement Housing Factor grants) for payment of debt service as

presented in the estimated debt service schedule attached hereto. Following the execution of the Loan Documents, the final debt service schedule ("Final Debt Service Schedule") shall be submitted to HUD. If, as approved by the Deputy Assistant Secretary for the Office of Public Housing Investments, the Final Debt Service Schedule will not exceed the estimated debt service schedule in any year by more than 10%.

3. HUD hereby certifies that the Authority certifies its public housing agency within the meaning of section 544(5) of the Act and that the Loan constitutes a housing program obligation issued by a public housing agency in connection with low income housing projects as described in section 110(a)(1)(A) of the Act. The provisions of 28 U.S.C. § 1497(2)(C)(i) insofar as that the interest on such obligations shall not be exempt from taxation under section 1171 unless issued before June 19, 1984, and the provisions of 28 U.S.C. § 1154(c) insofar as any assumption of income tax bonds from the issuer, unless otherwise excepted, shall derive from the Internal Revenue Code. HUD offers no opinion on the tax status of the Loan.
4. Provided that the Authority submits the data as described below in the Part Approval Documentation section of this letter, HUD hereby agrees, subject to the availability of appropriations, to make debt service payments on the Note as reflected on the Final Debt Service Schedule economically and directly to the Lender for the benefit of the Authority. HUD will establish a system of direct payment, by wire transfer or otherwise, to the Lender.
5. HUD hereby agrees that it will not (a) pay to the Lender or make debt service payments under the Loan Documents as reflected on the estimated debt service schedule are not recorded and public records law are not subject to compliance, and that no regulatory review is necessary to determine whether any right, title and interest in the United States in, and to such amounts. Nothing in this paragraph shall prevent HUD from withdrawing funds from the Authority (as opposed to the Lender) in accordance with applicable law.
6. HUD further acknowledges and agrees that the Loan is being made by an entity that relies on the full and timely payment of such HUD amounts, subject to the availability of appropriations and pursuant to this letter and the General Fund Financing Agreement to the House-Filed Annual Contributions Contract ("ACC"). HUD further acknowledges and agrees that, notwithstanding the provisions of that certain HUD General Depository Agreement (form HUD-51999 (Rev. 10/90)) entered into between the Authority and the Depository, (including the Lender or other Depository authorized by the latter Document), permitting HUD as third-party beneficiary the right to book payments from specified Authority accounts, HUD will not exercise such right if the Lender would be to value or delay any scheduled debt service or redemption payment on the Loan. HUD agrees that notwithstanding the provisions of Section 1 of the GDA, the Lender's approval shall be required prior to the Depository's obligation under said Section 1 of the GDA to accept any debits. HUD further acknowledges and agrees that in the event of a conflict between this paragraph and the GDA, the obligation of HUD set forth in this paragraph shall prevail.

7. HUD hereby agrees that interest earned on amounts paid to the Lender to make debt service payments, as well as loan proceeds held by the Authority, may be applied to pay debt service on the Note or other Capital Fund eligible work items, and need not be returned to HUD. In addition, HUD hereby determines that no regulatory waiver is necessary to permit such use.
8. Nothing in this letter is intended to diminish HUD's authority to administer, monitor, and regulate the public housing program, including HUD's authority to exercise any administrative sanction provided by law; provided, however, that HUD hereby agrees that no subsequent change in the permissible use of Capital Fund Program moneys and no administrative sanction regarding the Authority will affect the eligibility of expenditures for debt service on the Note or reduce Capital Fund allocations to the Authority, excepting required by law, below the level's needed to pay such debt service.
9. HUD hereby waives any additional notice or consent required under the Federal Assignment of Claims Act.
10. The Loan Documents are not obligations of or guaranteed by HUD or the United States of America. No action taken by these documents shall result in any liability to the federal government. Appropriate statements to such effect shall be included in the Loan Documents. HUD's review of the CFFP Proposal is limited to a review for compliance with CFFP programmatic requirements, and does not extend to the review of underwriting, including assumptions regarding the future receipt of Capital Fund Program moneys, for which the Authority is solely responsible and which it pledges at its own risk.
11. The pledge and assignment of Capital Funds under the Loan Documents is authorized for the purpose of securing the debt service on the loan.
12. To the extent that all portions of Capital Fund Program moneys to the Authority are repaid or recaptured because Capital Fund amounts previously allocated to the Authority remain unobligated or unexpended in violation of Section 9(j)(1) or (5)(A) of the Act (or any successors) thereof, HUD agrees that: (i) unless otherwise prohibited by law, any unobligated Capital Fund Program moneys that are available to the Authority may be used, on a first priority basis, to the extent necessary, to pay principal of and interest on the Note; and (ii) to the extent permitted or provided by law, the recapture of all funds unobligated or unexpended in violation of said provisions of Section 9(j) shall serve to cure such violations).

Except as expressly provided herein, nothing in this approval letter is intended to modify or waive the Capital Fund Program requirements, which are all applicable to the use of the proceeds from the Loan. Attached is the approved budgetary use of CFFP Proceeds. The Capital Fund Program requirements include, but are not limited to the preparation and submission to HUD of annual Capital Fund plans and budgets and the execution and delivery each year of the Capital Fund Program Amendment to the ACC in the form prescribed by HUD. Changes in the work items funded with the proceeds beyond the forecast described below are subject to written

approval from the applicable HUD Field Office, in addition to any other HUD approvals that may be required.

- A change in the type of activity (e.g., development versus construction) being financed.
- A change in the public housing project upon which the proceeds are being used.
- A reduction of 20% or more in the number of jobs to be created with the proceeds will be used upon.
- An increase of 20% or more in the cost of non-housing uses.

The Authority must report progress in completing work items funded with the proceeds from this issuance in an annual Statement of Performance and Evaluation Report, which must be submitted to the applicable HUD Field Office on a quarterly basis, as well as incorporated in the Authority's annual Capital Fund plan. The Authority will continue to report progress until all work is completed, paid and reflected in an annual audit.

#### Post-Approval Documentation Requirements

Once the Authority and the Lender have executed all items as set forth in the Loan Documents, the Authority must submit to HUD Headquarters a final closing binder containing copies of all such executed documents together with a certification from the Authority and its counsel attesting that the changes executed by HUD have been made and that no other substantive changes to the terms and conditions have been made since they were last provided to HUD. An original and one copy of the final closing binder in electronic format only CD must be received within 60 days of the date of this letter.

The Authority may proceed to execute three originals of the Capital Fund Funding Amendment. All three originals must be executed by the Authority and then sent to the HUD Philadelphia Field Office where the HUD Loan Officer closing will execute all originals on behalf of HUD. The Field Office will keep one original for their use and return the other two originals to the Authority. The Authority should retain one original, the other original will have original signatures should be returned to the Office of Capital Investments at HUD Headquarters.

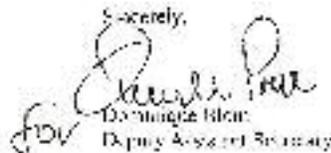
Additionally, within 60 days of the date of this letter, the Authority shall submit to HUD (1) a copy letter from the Authority to HUD setting forth the final debt service schedule and attesting that the payments do not exceed the amortized debt service schedule approved by HUD in any year by more than 10%, (2) the final Debt Service Schedule in HUD format, (3) a completed and fully executed Three-Party Split Form (Standard Form 1199A) with original signatures from the Authority and the Lender, (4) a T39 Delimited file in the format required for uploading into LOCCS, and (5) an executed copy (6) of the HUD General Depository Agreement (7) from HUD 11/99 (8) entered into between the Authority and the Depository (naming the Lender or other Depository authorized by the Loan Documents). The items noted in this and the preceding paragraph shall collectively constitute the "Post-Approval Documentation." Please refer to the CTFP Post-Approval Documentation website for more details for information: <http://www.hud.gov/ctfp/program/operating/instrps-apps.cfm>.

The closing bid is not an approved Fov Approval Documentation should be complete

Director of Services  
U.S. Department of Housing and Urban Development  
Office of Capital Improvements  
151 Constitution Avenue, Room 4136  
Washington, DC 20474

This approval letter does not constitute approval for any other security interest or Loan Documents executed by the Authority.

If you have any questions, please contact Tami Wainwright, Office of Capital Improvements at (312) 355-6256 or Kevin O'Shea at (312) 402-4192.

Sincerely,  
  
Dominick Blum  
Deputy Assistant Secretary

cc: Dennis Dellinger, Public Housing Field Office Director

Enclosure: Exhibit A - Formatted Debt Service Schedule  
Exhibit B - Approved Budget  
Exhibit C - Capital Debt Financing Amendments to the Consolidated ACO

**9.0 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.

<b>Housing Needs of Families on the PHA’s Waiting Lists</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	594		633
Extremely low income <=30% AMI	477	80%	
Very low income (>30% but <=50% AMI)	101	17%	
Low income (>50% but <80% AMI)	16	3%	
Families with children	313	53%	
Elderly families	54	9%	
Families with Disabilities	188	32%	
Race/ethnicity – Hispanic	379	63%	
Race/ethnicity – White	119	20%	
Race/ethnicity – Black	93	15%	
Race/ethnicity – Black/Hisp.	1	1%	
Other	2		1%
Characteristics by Bedroom Size (Public Housing Only)			
1BR	248	42%	
2 BR	168	28%	
3 BR	134	23%	
4 BR	44	7%	
5 BR			
5+ BR			

**Housing Needs of Families on the PHA's Waiting Lists**

Is the waiting list closed (select one)? X No  Yes

If yes:

**HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?**

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

### Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	624		279
Extremely low income <=30% AMI	567	90%	
Very low income (>30% but <=50% AMI)	55	9%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	389	62%	
Elderly families	43	7%	
Families with Disabilities	227	36%	
Race/ethnicity – Hispanic	384	61%	
Race/ethnicity – White	136	22%	
Race/ethnicity – Black	97	15%	
Race/ethnicity- Black/Hisp.	2	1%	
Other	5	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	189	30%	
2 BR	222	36%	
3 BR	143	23%	
4 BR	63	10%	
5 BR	7	1%	
5+ BR	0	0%	

Is the waiting list closed (select one)?  No  Yes

If yes:

**HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?**

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

## **9.1 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)

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

Select all that apply

- 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

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

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

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b> Bethlehem Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: 08606 CFFP Loan Replacement Housing Factor Grant No: Date of CFFP: 2008	<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval:</b>
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**Type of Grant**  
 Original Annual Statement      Reserve for Disasters/Emergencies      Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/09      Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	89,483.00	80,350.25	49,367.25	49,367.25
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	91,426.00	67,161.00	67,161.00	34,392.28
8	1440 Site Acquisition				
9	1450 Site Improvement	228,971.00	343,670.00	343,670.00	89,667.00
10	1460 Dwelling Structures	1,742,472.00	1,652,038.00	1,652,038.00	265,869.00
11	1465.1 Dwelling Equipment—Nonexpendable	70,000.00	70,000.00		
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b> Bethlehem Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: 08606 Replacement Housing Factor Grant No: Date of CFFP: 12/08	<b>FFY of Grant:2008</b> <b>FFY of Grant Approval:</b>
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**Type of Grant**

Original Annual Statement                       Reserve for Disasters/Emergencies                       Revised Annual Statement (revision no:                      )

Performance and Evaluation Report for Period Ending: 12/31/2009                       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	160,824.00	167,726.24	167,726.24	167,726.24
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	199,124.00	201,354.51		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,582,300.00	2,582,300.00	2,279,962.49	607,021.77
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> <i>Clara A. Keady</i>	<b>Date</b> 04/01/2010	<b>Signature of Public Housing Director</b>	<b>Date</b>
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Bethlehem Housing Authority			Grant Type and Number Capital Fund Program Grant No: 08606 CFFP (Yes/ No): yes Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Bayard Homes	Administrative Costs (salaries)	1410.00	1	30,983.00	30,983.00			
	CFFP Costs of Issuance	1410.00	1	58,500.00	49,367.25	49,367.25	49,367.25	
Bayard Homes	A/E Fees	1430.00	1	32,300.00	32,300.00		3,018.28	
	Permits	1430.00	1	59,126.00	34,861.00	34,861.00	31,374.00	
Bayard Homes	Site Improvements							
	Grading	1450.00	1,113 cy	12,161.00	76,514.00	76,514.00	38,997.00	
	Paving	1450.00	15,165 sf	26,217.00	45,000.00	45,000.00		
	Concrete sidewalks	1450.00	2,765 lf	21,942.00	58,000.00	58,000.00		
	Landscape and lighting	1450.00	1	22,320.00	21,000.00	21,000.00		
	Storm water system	1450.00	1,561 lf	146,331.00	108,306.00	108,306.00	50,670.00	
	Utility excavation	1450.00		0	34,850.00	34,850.00		
Bayard Homes	Development Activities (20 Units)							
	Footings, foundations and slabs	1460.00	20 units	45,670.00	400,090.00	400,090.00	159,336.00	
	Roofing and insulation	1460.00	20 units	261,122.00	172,941.00	172,941.00		
	Interior doors	1460.00	20 units	38,563.00	32,000.00	32,000.00		
	Rough framing	1460.00	20 units	0	114,512.00	114,512.00	28,499.00	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>								
PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program Grant No: 08606 CFFP (Yes/ No): yes Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Exterior doors and windows	1460.00	20 units	135,318.00	104,712.00	104,712.00		
	Drywall, trim and finishes	1460.00	20 units	346,647.00	152,689.00	152,689.00		
	Kitchens	1460.00	20 units	179,237.00	82,460.00	82,460.00		
	Plumbing - sanitary	1460.00	20 units	93,915.00	12,000.00	12,000.00	1001.00	
	Plumbing - domestic supply	1460.00	20 units	99,144.00	20,000.00	20,000.00		
	Bathrooms	1460.00	20 units	69,107.00	69,107.00	69,107.00		
	Sprinkler system	1460.00	20 units	43,114.00	62,685.00	62,685.00	11,335.00	
	Heating	1460.00	20 units	257,094.00	42,042.00	42,042.00		
	Electrical	1460.00	20 units	173,541.00	129,600.00	129,600.00		
	Floors	1460.00	20 units	0	257,200.00	257,200.00	65,698.00	
Bayard Homes	Dwelling Equipment	1465.10	20	35,000.00	35,000.00			
	Ranges	1465.10	20	35,000.00	35,000.00			
	Refrigerators							
Bayard Homes	Reserve deposit	1501.00		116,687.55	116,687.55	116,687.55	116,687.55	
	Capitalized interest	1501.00		44,136.74	51,038.69	51,038.69	51,038.69	
	Contingency	1502.00		199,123.71	201,354.51			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		
PHA Name: Bethlehem Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26 P011 501 09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/09       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	476,000.00	512,200.00	512,200.00	512,200.00
3	1408 Management Improvements	30,000.00	30,000.00		
4	1410 Administration (may not exceed 10% of line 21)	238,000.00	256,000.00	256,000.00	256,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000.00	40,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,319,309.00	1,410,309.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	15,000.00	15,000.00		
13	1475 Non-dwelling Equipment	10,000.00	10,000.00		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	20,000.00	54,613.84		
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>	
PHA Name: Bethlehem Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26 P011 501 09 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

**Type of Grant**

Original Annual Statement
  Reserve for Disasters/Emergencies
  Revised Annual Statement (revision no: )

Performance and Evaluation Report for Period Ending: 12/31/09
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	235,390.00	233,375.16	233,375.16	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,383,699.00	2,561,498.00	1,001,575.16	768,200.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	<i>Clara A. Hendry</i>	Date	04/01/2010	Signature of Public Housing Director		Date	
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P011 501 06 CFFP (Yes/ No): No Replacement Housing Factor Grant No: No			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PA26-01Pembroke								
PA26-02 Marvine	Renovate kitchens and baths	1460.00	30 apts.	784,309.00	855,309.00			
PA26-02	Install windows and sills	1460.00	30 apts.	100,000.00	120,000.00			
PA26-05 Pfeifle	Replace roofs	1460.00	9 bldgs.	70,000.00	70,000.00			
PA26-06 Litzenberger	Replace closet doors	1460.00	101 apts.	65,000.00	65,000.00			
PA26-06	Replace smoke detectors	1460.00	101 apts.	30,000.00	30,000.00			
PA26-071 Bodder	Replace roof	1460.00	1	95,000.00	95,000.00			
PA26-071	Replace smoke detectors	1460.00	65 apts.	20,000.00	20,000.00			
PA26-072 Bartholomew	Replace roof	1460.00	1	95,000.00	95,000.00			
PA26-072	Replace smoke detectors	1460.00	65 apts.	20,000.00	20,000.00			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>								
PHA Name: Bethlehem Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26-P011-501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PA26-08	Repave parking lot	1460.00	1	40,000.00	40,000.00			
PA26-08	Upgrade comm. room HVAC	1470.00	1	15,000.00	15,000.00			
PA26-09 Fairmount	Debt service (construct 20 apts.)	1501.00		235,390.00	233,375.16	233,275.16		
BHA Wide	Administrative management fee							
BHA Wide	Salaries	1410.00		170,000.00	182,000.00	182,000.00	182,000.00	
BHA Wide	Benefits	1410.00		68,000.00	74,000.00	74,000.00	74,000.00	
BHA Wide	Operations	1406.00		476,000.00	512,200.00	512,200.00	512,200.00	
BHA Wide	A/E work, inspections	1430.00		40,000.00	40,000.00			
BHA Wide	Computer equipment	1475.00		10,000.00	10,000.00			
BHA Wide	Computer software	1408.00		30,000.00	30,000.00			
BHA Wide	Relocation costs	1495.10		20,000.00	54,613.84			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Bethlehem Housing Authority				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA26-02 Marvine	9/30/11		9/30/13		
PA26-05 Pfeifle	9/30/11		9/30/13		
PA26-06 Litzenberger	9/30/11		9/30/13		
PA26-071 Bodder	9/30/11		9/30/13		
PA26-072 Bartholomew	9/30/11		9/30/13		
PA26-08 Monocacy	9/30/11		9/30/13		
PA26-09 Fairmount	9/30/11		9/30/13		
BHA Wide	9/30/11		9/30/13		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b> Bethlehem Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26 P011 501 08 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:</b> 2008 <b>FFY of Grant Approval:</b> 2008
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**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/09       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	476,000.00	476,000.00	476,000.00	476,000.00
3	1408 Management Improvements	30,000.00	15,000.00		
4	1410 Administration (may not exceed 10% of line 21)	238,000.00	238,000.00	238,000.00	238,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	120,000.00	38,873.00	38,873.00	38,873.00
8	1440 Site Acquisition				
9	1450 Site Improvement	90,000.00			
10	1460 Dwelling Structures	1,143,799.00	1,248,754.00	1,248,754.00	872,544.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	10,000.00	10,000.00		
14	1485 Demolition	20,000.00	0		
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	20,000.00	76,091.00	76,091.00	76,091.00
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Bethlehem Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26 P011 501 08 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2008</b> <b>FFY of Grant Approval: 2008</b>			
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	235,900.00	233,375.00	233,375.00	97,239.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,383,699.00	2,383,699.00	2,358,699.00	1,805,844.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> <i>Clara A. Keady</i>		<b>Date</b> <i>04/01/2010</i>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Bethlehem Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P011 501 08 CFFP (Yes/ No): No Replacement Housing Factor Grant No: No			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
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	376,210.00	376,210.00		
PA26-02	Repair bathroom floors	1460.00	75 apts.	37,000.00				
PA26-02	Replace underground gas lines	1450.00		0	47,606.00	47,606.00	7,097.00	From CF07
PA26-05	Demolish community building	1485.00	1	20,000.00	0			
PA26-08	Repave parking lot	1450.00	13,000 sf	40,000.00	0			
PA26-08	Construct retaining wall	1450.00	150 lf	50,000.00	0			deleted
PA26-09	Replace mechanical room doors	1460.00	26	10,728.00	0			
PA26-09	Replace roofs	1460.00	120 apts	214,071.00	324,732.00	324,732.00	324,732.00	
PA26-09	Repair bathroom floors	1460.00	18 apts.	9,000.00	0			
PA26-09	Debt service (construct 20 apts.)	1501.00		235,900.00	233,375.00	233,375.00	97,239.00	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>								
PHA Name: Bethlehem Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26 P011 501 08 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PA26-10	Replace storm windows	1460.00	100 apts.	82,500.00	157,791.00	157,791.00	157,791.00	
PA26-10	Repair bathroom floors	1460.00	15 apts.	7,500.00	0			
PA26-11	Replace storm windows	1460.00	97 apts.	73,000.00	166,493.00	166,493.00	166,493.00	
PA26-11	Repair bathroom floors	1460.00	15 apts.	7,500.00				
PA26-11	Construct 1 bedroom apts.	1460.00	3	0	528.00	528.00	528.00	From CF06
PA26-12	Repair bathroom floors	1460.00	15 apts.	7,500.00	0			
PA26-12	Replace windows	1460.00	100 apts.	0	223,000.00	223,000.00	223,000.00	From CF12
BHA Wide	Administration (P&C salaries)	1410.00		238,000.00	238,000.00	238,000.00	238,000.00	
BHA Wide	Operations	1406.00		476,000.00	476,000.00	476,000.00	476,000.00	
BHA Wide	A/E work, inspections	1430.00		120,000.00	38,873.00	38,873.00	38,873.00	
BHA Wide	Computer equipment	1475.00		10,000.00	10,000.00			
BHA Wide	Computer software	1408.00		30,000.00	15,000.00			
BHA Wide	Relocation costs	1495.10		20,000.00	76,091.00	76,091.00	76,091.00	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Bethlehem Housing Authority				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA26-01 Pembroke	6/12/10	N/A	6/12/12		Work item moved
PA26-02 Marvine	6/12/10	9/30/09	6/12/12		
PA26-05 Pfeifle	6/12/10	N/A	6/12/12		Work item moved
PA26-08 Monocacy	6/12/10	N/A	6/12/12		Work item moved
PA26-09 Fairmount	6/12/10	6/30/09	6/12/12	9/30/09	
PA26-10 Lynfield I	6/12/10	3/31/09	6/12/12	6/30/09	
PA26-11 Lynfield II	6/12/10	3/31/09	6/12/12	6/30/09	
PA26-12 Parkridge	6/12/10	3/31/09	6/12/12	9/30/09	
BHA Wide	6/12/10		6/12/12		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> Bethlehem Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26 P011 501 07 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:</b> 2007 <b>FFY of Grant Approval:</b> 2007	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	480,000.00	480,000.00	480,000.00	480,000.00	
3	1408 Management Improvements	30,000.00				
4	1410 Administration (may not exceed 10% of line 21)	240,000.00	240,000.00	240,000.00	240,000.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	40,000.00	21,453.00	21,453.00	21,453.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	204,399.00	206,316.00	158,710.00	158,710.00	
10	1460 Dwelling Structures	1,380,329.00	1,471,477.00	1,519,083.00	1,335,400.00	
11	1465.1 Dwelling Equipment--Nonexpendable					
12	1470 Non-dwelling Structures	50,000.00	4,249.00	4,249.00	4,249.00	
13	1475 Non-dwelling Equipment	10,000.00				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs		11,233.00	11,233.00	11,233.00	
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
PHA Name: Bethlehem Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26 P011 501 07 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2007 FFY of Grant Approval: 2007	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,434,728.00	2,434,728.00	2,434,728.00	2,251,045.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Clara A. Kendy</i>		04/01/2010			

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Bethlehem Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26PS011 501 07 CFFP (Yes/ No): No Replacement Housing Factor Grant No: No			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PA26-02	Parking lot at First Tee center	1450.00	4200 sf	114,399.00	0			To CF06
PA26-02	Replace smoke detectors	1460.00	389 apts.	60,000.00	0			To CF05
PA26-02	Construct boiler rooms	1460.00	34	450,000.00	0			To CF06
PA26-02	HVAC at First Tee	1470.00	1	50,000.00	0			deleted
PA26-02	Renovate kitchens and bathrooms	1460.00	33	0	1,471,941.00	1,471,941.00	1,471,941.00	From CF08
PA26-02	Replace underground gas lines	1450.00	1550 lf	0	120,000.00	120,000.00	120,000.00	From CF04
PA26-02	Construct First Tee (retainage)	1470.00	1	0	4,249.00	4,249.00	4,249.00	From CF05
PA26-08	Repave parking lot	1450.00	13,000 sf	40,000.00	0			To CF08
PA26-08	Construct retaining wall	1450.00	150 lf	50,000.00	0			To CF08
PA26-08	Install entry system (retainage)	1460.00	1	0	6,803.00	6,803.00	6,803.00	From CF05
PA26-09	Replace smoke detectors	1460.00	120 apts.	18,000.00	0			To CF06
PA26-09	Replace mech. room doors	1460.00	26	10,000.00	0			To CF08
PA26-09	Replace roofs	1460.00	120 apts.	247,329.00	0			To CF08
PA26-10	Replace windows	1460.00	100 apts.	280,000.00	13,851.00	13,851.00	13,851.00	To CF08
PA26-10	Replace smoke detectors	1460.00	100 apts.	14,000.00	0			To CF05

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>								
PHA Name: Bethlehem Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26-P011-501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PA26-11	Replace windows	1460.00	97 apts.	71,000.00	0			To CF08
PA26-11	Replace smoke detectors	1460.00	97 apts.	12,000.00	0			To CF06
PA26-11	Remove/regrade handball wall	1450.00	1	0	9,415.00	9,415.00	9,415.00	From FY10
PA26-11	Construct 1 bedroom apts.	1460.00	3	0	26,488.00	26,488.00	26,488.00	From CF06
PA26-11	Construct 1 bedroom apts. (site work)	1450.00	1	0	29,295.00	29,295.00	29,295.00	From CF06
PA26-12	Replace smoke detectors	1460.00	100 apts.	15,000.00	0			To CF06
BHA wide	Administration (P&C salaries)	1410.00						
BHA wide	Operations	1406.00						
BHA wide	A/E work, inspections	1430.00						
BHA wide	Computer equipment	1475.00						
BHA wide	Computer software	1408.00						
BHA wide	Relocation costs	1495.10		0	1,233.00	11,233.00	11,233.00	From CF08

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Bethlehem Housing Authority					Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA26-02 Marvine	9/13/09	6/30/08	9/13/11		
PA26-08 Monocacy	9/13/09	12/31/07	9/13/11	9/30/08	
PA26-09 Fairmount	9/13/09	9/30/07	9/13/11	12/31/07	
PA26-10 Lynfield I	9/13/09	12/31/08	9/13/11	9/30/09	
PA26-10 Lynfield II	9/13/09	9/30/08	9/13/11	9/30/09	
PA26-12 Parkridge	9/13/09	N/A	9/13/11	N/A	Work item moved to a different year.
BHA Wide	9/13/09	6/30/08	9/13/11	9/30/08	

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		
<b>PHA Name:</b> Bethlehem Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval:</b>

<b>Type of Grant</b>		
<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	512,000.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	256,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	337,123.00			
10	1460 Dwelling Structures	943,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	30,000.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	125,000.00			
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>					
<b>PHA Name:</b> Bethlehem Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>			
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	233,375.00			
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,561,498.00			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	0			
23	Amount of line 20 Related to Security - Soft Costs	0			
24	Amount of line 20 Related to Security - Hard Costs	0			
25	Amount of line 20 Related to Energy Conservation Measures	30,000.00			
<b>Signature of Executive Director</b> <i>Clara A. Keady</i>		<b>Date</b> 04/01/2010		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Bethlehem Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Pembroke PA26-01	Upgrade building exteriors (siding)	1460.00	5 bldgs	25,000.00				
	Install new countertops	1460.00	196 apts	155,000.00				
	Replace mech. room doors	1460.00	196 apts	98,000.00				
Marvine PA26-02	Upgrade building exteriors (siding)	1460.00	7 bldgs	35,000.00				
	Replace porch shingles	1460.00	81 bldgs	200,000.00				
	Dwelling equipment - ranges	1465.10	100	30,000.00				
Litzenberger PA26-06	Replace roof	1460.00	1	130,000.00				
	Install DHW valves	1460.00	84	20,000.00				
Monocacy PA26-08	Replace roof	1460.00	1	150,000.00				
	Replace DHW shut-off valves	1460.00	750	50,000.00				
Fairmount PA26-09	Modify laundry room doors	1460.00	30 apts.	20,000.00				
	Debt service (construct 20 apts.)	9000.00	20 apts.	233,375.00				BLI 9002
	Upgrade building exteriors (siding)	1460.00	2 bldgs	10,000.00				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Bethlehem Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Lynfield I PA26-10	Replace furnaces	1460.00	29 apts.	30,000.00				
	Misc. site work (erosion)	1450.00	10 apts.	30,000.00				
	Repave Lynfield Ct.	1450.00	13,000 sf	50,000.00				
Lynfield II PA26-11	Repave Argus Ct.	1450.00	13,000 sf	50,000.00				
Parkridge PA26-12	Replace boiler flues	1460.00	100	20,000.00				
	Replace sidewalks	1450.00	20,000 sf	207,123.00				
BHA Wide	Admin. mgmt. fee - Salaries	1410.00		182,000.00				
	Admin. mgmt. fee - Benefits	1410.00		74,000.00				
	Operations	1406.00		512,000.00				
	A&E Work, Inspections	1430.00		80,000.00				
	Relocation costs	1495.10		125,000.00				
	Computer software	1408.00		15,000.00				AMPS 1,2,3,4
	Computer equipment	1475.00		30,000.00				AMPS 1,2,3,4

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Bethlehem Housing Authority					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Pembroke PA26-01	9/12		9/14		
Marvine PA26-02	9/12		9/14		
Pfeifle PA26-05	9/12		9/14		
Litzenberger PA26-06	9/12		9/14		
Bodder PA26-071	9/12		9/14		
Bartholomew PA26-072	9/12		9/14		
Monocacy PA26-08	9/12		9/14		
Fairmount PA26-09	9/12		9/14		
Lynfield I PA26-10	9/12		9/14		
Lynfield II PA26-11	9/12		9/14		
Parkridge PA26-12	9/12		9/14		
BHA Wide	9/12		9/14		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



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

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

<b>Part I: Summary</b>						
PHA Name/Number Bethlehem Housing Authority		Locality (City/County & State) Bethlehem, PA			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name PA26-01 Pembroke	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2011 _____	Work Statement for Year 3 FFY 2012 _____	Work Statement for Year 4 FFY 2013 _____	Work Statement for Year 5 FFY 2014 _____
B.	Physical Improvements Subtotal	Annual Statement	70,000	250,000	115,000	0
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		70,000	250,000	115,000	0

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

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

**Part I: Summary**

PHA Name/Number Bethlehem Housing Authority		Locality (City/County & State) Bethlehem, PA		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
A.	Development Number and Name PA26-02 Marvine	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2011 _____	Work Statement for Year 3 FFY 2012 _____	Work Statement for Year 4 FFY 2013 _____	Work Statement for Year 5 FFY 2014 _____
B.	Physical Improvements Subtotal	Annual Statement	1,345,000	1,275,000	1,225,000	1,595,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		1,345,000	1,275,000	1,225,000	1,595,000

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

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

**Part I: Summary**

PHA Name/Number Bethlehem Housing Authority		Locality (City/County & State) Bethlehem, PA			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name PA26-05 Pfeifle	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY ___2011_____	Work Statement for Year 3 FFY ___2012_____	Work Statement for Year 4 FFY _____2013_____	Work Statement for Year 5 FFY ___2014_____
B.	Physical Improvements Subtotal	Annual Statement	60,000	0	0	0
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		60,000	0	0	0

Capital Fund Program—Five-Year Action Plan

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

**Part I: Summary**

PHA Name/Number Bethlehem Housing Authority		Locality (City/County & State) Bethlehem, PA		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
A.	Development Number and Name PA26-06 Litzenberger House	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY __2011_____	Work Statement for Year 3 FFY __2012_____	Work Statement for Year 4 FFY __2013_____	Work Statement for Year 5 FFY __2014_____
B.	Physical Improvements Subtotal	Annual Statement	0	30,000	0	50,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		0	30,000	0	50,000

Capital Fund Program—Five-Year Action Plan

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

**Part I: Summary**

PHA Name/Number Bethlehem Housing Authority		Locality (City/County & State) Bethlehem, PA		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
A.	Development Number and Name PA26-71 Bodder House	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2011 _____	Work Statement for Year 3 FFY 2012 _____	Work Statement for Year 4 FFY 2013 _____	Work Statement for Year 5 FFY 2014 _____
B.	Physical Improvements Subtotal	Annual Statement	10,000	40,000	0	0
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		10,000	40,000	0	0

**Part I: Summary**

PHA Name/Number Bethlehem Housing Authority		Locality (City/County & State) Bethlehem, PA		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
A.	Development Number and Name PA26-72 Bartholomew House	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	25,000	0	40,000	0
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		25,000	0	40,000	0

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

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

**Part I: Summary**

PHA Name/Number Bethlehem Housing Authority		Locality (City/County & State) Bethlehem, PA				<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name PA26-08 Monocacy Tower	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2011 _____	Work Statement for Year 3 FFY 2012 _____	Work Statement for Year 4 FFY 2013 _____	Work Statement for Year 5 FFY 2014 _____	
B.	Physical Improvements Subtotal	Annual Statement	10,000	0	180,000	40,000	
C.	Management Improvements						
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration						
F.	Other						
G.	Operations						
H.	Demolition						
I.	Development						
J.	Capital Fund Financing – Debt Service						
K.	Total CFP Funds						
L.	Total Non-CFP Funds						
M.	Grand Total		10,000	0	180,000	40,000	

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

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

**Part I: Summary**

PHA Name/Number Bethlehem Housing Authority		Locality (City/County & State) Bethlehem, PA				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name PA 26-09 Fairmount	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>	
B.	Physical Improvements Subtotal	Annual Statement	475,000	575,000	400,000	205,000	
C.	Management Improvements						
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration						
F.	Other						
G.	Operations						
H.	Demolition						
I.	Development						
J.	Capital Fund Financing – Debt Service		233,375	233,375	233,375	233,375	
K.	Total CFP Funds						
L.	Total Non-CFP Funds						
M.	Grand Total		708,375	808,375	633,375	438,375	

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

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

**Part I: Summary**

PHA Name/Number Bethlehem Housing Authority		Locality (City/County & State) Bethlehem, PA				X Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name PA26-10 Lynfield I	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2011 _____	Work Statement for Year 3 FFY 2012 _____	Work Statement for Year 4 FFY 2013 _____	Work Statement for Year 5 FFY 2014 _____	
B.	Physical Improvements Subtotal	Annual Statement	135,000	510,000	295,000	1,085,000	
C.	Management Improvements						
D.	PHA-Wide Non-dwelling Structures and Equipment						
E.	Administration						
F.	Other						
G.	Operations						
H.	Demolition						
I.	Development						
J.	Capital Fund Financing – Debt Service						
K.	Total CFP Funds						
L.	Total Non-CFP Funds						
M.	Grand Total		135,000	510,000	295,000	1,085,000	

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

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

**Part I: Summary**

PHA Name/Number Bethlehem Housing Authority		Locality (City/County & State) Bethlehem, PA				
		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:				
A.	Development Number and Name PA26-11 Lynfield II	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2011 _____	Work Statement for Year 3 FFY 2012 _____	Work Statement for Year 4 FFY 2013 _____	Work Statement for Year 5 FFY 2014 _____
B.	Physical Improvements Subtotal	Annual Statement	135,000	50,000	610,000	1,052,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		135,000	50,000	610,000	1,052,000

Capital Fund Program—Five-Year Action Plan

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

**Part I: Summary**

PHA Name/Number Bethlehem Housing Authority		Locality (City/County & State) Bethlehem, PA				
		<input checked="" type="checkbox"/> Original 5-Year Plan			<input type="checkbox"/> Revision No:	
A.	Development Number and Name PA26-12 Parkridge	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2011 _____	Work Statement for Year 3 FFY 2012 _____	Work Statement for Year 4 FFY 2013 _____	Work Statement for Year 5 FFY 2014 _____
B.	Physical Improvements Subtotal	Annual Statement	40,000	500,000	600,000	935,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		40,000	500,000	600,000	935,000

**Part I: Summary**

PHA Name/Number Bethlehem Housing Authority		Locality (City/County & State) Bethlehem, PA		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
A.	Development Number and Name BHA Wide	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY __2011_____	Work Statement for Year 3 FFY __2012_____	Work Statement for Year 4 FFY __2013_____	Work Statement for Year 5 FFY __2014_____
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements		25,000	25,000	25,000	25,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		250,000	250,000	250,000	250,000
F.	Other A/E work		60,000	60,000	60,000	60,000
	Relocation		30,000	30,000	30,000	30,000
	Security		50,000	50,000	50,000	50,000
G.	Operations		500,000	500,000	500,000	500,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		915,000	915,000	915,000	915,000

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY	Work Statement for Year <u>2011</u> FFY			Work Statement for Year: <u>2011</u> FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Pembroke PA26-01			Monocacy Tower PA26-08		
	Install bathroom cabinets	196	70,000	Replace parking lot lights	6	10,000
	Marvine PA26-02			Fairmount PA26-09		
	Site work and landscaping	1	100,000	Re-grade at rear patios	120 apts.	75,000
	Renovate kitchens and bathrooms	35	915,000	Debt service (20 apts.)	20 apts.	233,375
	Replace windows and sills	35	125,000	Replace heating convectors	40 apts.	400,000
	Renovate living and bedrooms	35	140,000			
	Replace entry doors	35	45,000			
	Remove boilers and piping from Boiler house	1	20,000			
				Lynfield I PA26-10		
	Pfeifle PA26-05			Repave driveways	100 apts.	135,000
	Replace site lighting	1	60,000			
				Lynfield II PA26-11		
				Repave driveways	100 apts.	135,000
	Bodder House PA26-71			Parkridge PA26-12		
	Replace window panels	20	10,000	Replace site lighting	20 apts.	10,000
				Misc. site work (erosion)	15 apts.	30,000
	Bartholomew House PA26-72					
Replace window panels	20	10,000				
Construct rear entrance canopy	1	15,000				
Cost	Subtotal of Estimated	\$ 1,510,000	Subtotal of Estimated Cost	\$ 1,028,375		





Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2013</u> FFY			Work Statement for Year: <u>2013</u> FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Pembroke PA26-01			Lynfield I PA26-10		
	Upgrade building exteriors	23 bldgs.	115,000	Repave driveways	100	275,000
				Repave office lot	1	20,000
	Marvine PA26-02					
	Renovate kitchens and bathrooms	35 apts.	915,000			
	Replace windows and sills	35 apts.	125,000			
	Renovate living and bedrooms	35 apts.	140,000			
	Replace entry & storm doors	35 apts.	45,000	Lynfield II PA26-11		
				Replace sidewalks	50,000 sf	500,000
			Replace furnaces	97	110,000	
	Bartholomew House PA26-72					
	Renovate bathrooms	51 apts.	40,000			
				Parkridge PA26-12		
				Replace sidewalks	60,000 sf	600,000
	Monocacy Tower PA26-08					
	Replace countertops	148 apts.	180,000			
	Fairmount PA26-09					
	Replace heating convectors	20 apts	400,000			
	Debt service (20 apts.)	40 apts.	233,375			
	Subtotal of Estimated Cost		\$ 2,193,375	Subtotal of Estimated Cost		\$ 1,505,000







Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>	
PHA Name: Bethlehem Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26 S011 501 09 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant  
 Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2009     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	3,017,292.00	3,017,292.00	3,017,292.00	859,140.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Bethlehem Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26 S011 501 09 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>			
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	3,017,292.00	3,017,292.00	3,017,292.00	859,140.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> <i>Clara A. Hendy</i>		<b>Date</b> <i>04/01/2010</i>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.







