

# **PHA Plans**

## **Streamlined Annual Version**

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

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

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# **Streamlined Annual PHA Plan**

## **For Fiscal Year: 2008**

### **PHA Name: Bethlehem Housing Authority**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

### Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Bethlehem Housing Authority

**PHA Number:** PA011

**PHA Fiscal Year Beginning:** (04/2008)

**PHA Programs Administered:**

**Public Housing and Section 8**

**Section 8 Only**

**Public Housing Only**

Number of public housing units: 1431

Number of S8 units:

Number of public housing units:

Number of S8 units: 497

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

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

**PHA Plan Contact Information:**

Name: Clara A. Kendy, Executive Director

Phone: 610-865-8312

TDD: 610-865-8333

Email (if available): cakendy@betha.com

**Public Access to Information**

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

PHA's main administrative offices

PHA's development management offices

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

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

If yes, select all that apply:

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library

PHA website

- X Other (list below)  
BHA RESIDENT COUNCIL OFFICES; NORTHEAST MINISTRY OFFICE;  
SOUTH BETHLEHEM NEIGHBORHOOD CENTER

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

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

## Streamlined Annual PHA Plan

**Fiscal Year 2008**

[24 CFR Part 903.12(c)]

### Table of Contents

[24 CFR 903.7(r)]

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

#### A. PHA PLAN COMPONENTS

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

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

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

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:  
**Form HUD-50070, *Certification for a Drug-Free Workplace*;**  
**Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;** and  
**Form SF-LLL & SF-LLL a, *Disclosure of Lobbying Activities*.**

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

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

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

**A. Site-Based Waiting Lists-Previous Year**

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

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

**B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

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

## **2. Capital Improvement Needs**

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

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

### **A. Capital Fund Program**

1. X Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. X Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

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

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

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

4.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

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

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

Yes X No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria:

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

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- X Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- X Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below): Community Action Council of the Lehigh Valley; Neighborhood Housing Services; Bethlehem Christian Training Center and Alliance for Building Communities.
- Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

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

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below:)

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

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) City of Bethlehem (PA)

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

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

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) The BHA and Administration of the City of Bethlehem work in concert during the planning and administration of projects that effect our best interests.



## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	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	Deconcentration 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. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	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
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 <u>G</u> 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
	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	Annual Plan: Annual Audit

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	results of that audit and the PHA's response to any findings.	
	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

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

**PHA Plan  
Table Library**

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

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

Capital Fund Grant Number      FFY of Grant Approval: (01/2008)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	486,000
3	1408 Management Improvements	30,000
4	1410 Administration	243,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	120,000
8	1440 Site Acquisition	
9	1450 Site Improvement	90,000
10	1460 Dwelling Structures	1,195,728
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	20,000
13	1475 Nondwelling Equipment	10,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	20,000
18	1498 Mod Used for Development	
19	9000 Collaterization or Debt Service	220,000
20	1502 Contingency	
21	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>2,434,728</b>
22	Amount of line 20 Related to LBP Activities	

23	Amount of line 20 Related to Section 504 Compliance	
24	Amount of line 20 Related to Security	
25	Amount of line 20 Related to Energy Conservation Measures	178,000

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PA26-01 Pembroke	Repair bathroom floors (30)	1460	15,000
PA26-02 Marvine	Install soffit on porch ceilings (389)	1460	62,000
	Renovate kitchens and baths (60)	1460	643,000
	Repair bathroom floors (75)	1460	37,000
PA26-05 Pfeifle	Demolish community building	1470	20,000
PA26-08 Monocacy	Repave parking lot	1450	40,000
	Construct retaining wall	1450	50,000
PA26-09 Fairmount	Replace mechanical room doors (26)	1460	10,728
	Replace roofs (120)	1460	241,000
	Debt Service (Construct 20 Apartments)	9000	220,000
	Repair bathroom floors (18)	1460	9,000
PA26-10 Lynfield I	Replace storm windows (100 apts)	1460	82,500
	Repair bathroom floors (15)	1460	7,500
PA26-II Lynfield	Replace storm windows (97 Apts)	1460	73,000
	Repair bathroom (15)	1460	7,500
PA26-12 Parkridge	Repair bathroom floors (15)	1460	7,500
BHA Wide	Administration - Management Fee	1410	243,000
	Operations	1406	486,000
	A/E work, Inspections	1430	120,000

	Computer equipment	1475	10,000
	Computer software	1408	30,000
	Relocation costs	1495	20,000

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PA26-01 Pembroke	9/10	9/12
PA26-02 Marvine	9/10	9/12
PA26-08 Monocacy	9/10	9/12
PA26-09 Fairmount	9/10	9/12
PA26-10 Lynfield I	9/10	9/12
PA26-11 Lynfield II	9/10	9/12
PA26-12 Parkridge	9/10	9/12
BHA - Wide	9/10	9/12

**Optional Public Housing Asset Management Table**

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

## **8. Capital Fund Program Five-Year Action Plan**

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

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

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
PA-026-01	Pembroke	1	0.5%
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Upgrade building exteriors		150,000	FY 2009
New countertops		155,000	FY 2009
Install bathroom cabinets (196)		70,000	FY 2010
Install wood baseboard		255,000	FY 2011
Replace mechanical room doors (196)		80,000	FY 2012
<b>Total estimated cost over next 5 years</b>		<b>710,000</b>	



## 8. Capital Fund Program Five-Year Action Plan

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

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

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
PA26-02	Marvine	15	3.8%
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace shingles on porch roofs (389)		50,000	FY 2009
Install vinyl on porch ceilings (389)		50,000	FY 2009
Renovate kitchens and bathrooms (120)		1,500,000	FY 2009
Replace windows and sills (120)		500,000	FY 2009
Replace DHW heaters (100)		100,000	FY 2010
Site work and landscaping		100,000	FY 2010
Renovate kitchens and bathrooms (52)		700,000	FY 2011
Replace windows and sills (52)		200,000	FY 2011
Replace roof at CSS bldg.		40,000	FY 2011
Upgrade building exteriors (81)		500,000	FY 2012
Renovate kitchens and bathrooms (165)		2,475,000	FY 2012
<b>Total estimated cost over next 5 years</b>		<b>6,215,000</b>	

## **8. Capital Fund Program Five-Year Action Plan**

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

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

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>PA26-05</b>	<b>Pfeifle</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Replace site lights</b>			<b>40,000</b>	<b>FY 2009</b>
<b>Replace roofs</b>			<b>60,000</b>	<b>FY 2010</b>
<b>Total estimated cost over next 5 years</b>			<b>100,000</b>	

## **8. Capital Fund Program Five-Year Action Plan**

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

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

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>PA26-06</b>	<b>Litzenberger</b>	<b>1</b>	<b>1%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Replace canopy roof</b>			<b>15,000</b>	<b>FY 2009</b>
<b>Replace closet doors (100 apts)</b>			<b>150,000</b>	<b>FY 2010</b>
<b>Replace trash chute</b>			<b>20,000</b>	<b>FY 2010</b>
<b>Upgrade hallway ventilation</b>			<b>140,000</b>	<b>FY 2011</b>
<b>Install DHW valves</b>			<b>50,000</b>	<b>FY 2011</b>
<b>Total estimated cost over next 5 years</b>			<b>375,000</b>	

## **8. Capital Fund Program Five-Year Action Plan**

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

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

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
PA26-07A	Bodder House	1	1.5%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Renovate bathrooms (51)			50,000	FY 2009
Upgrade hallway HVAC system			50,000	FY 2010
Replace roof			60,000	FY 2011
<b>Total estimated cost over next 5 years</b>			<b>160,000</b>	

## **8. Capital Fund Program Five-Year Action Plan**

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

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

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
PA26-07B	Bartholomew House	2	2.5%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Renovate bathrooms (51)			50,000	FY 2009
Upgrade hallway HVAC system			50,000	FY 2010
Replace roof			60,000	FY 2011
Construct rear entrance canopy			20,000	FY 2012
<b>Total estimated cost over next 5 years</b>			<b>180,000</b>	

## **8. Capital Fund Program Five-Year Action Plan**

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

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

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
PA26-08	Monocacy Tower	1	1%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace parking lot lights (6)			10,000	FY 2009
Replace Community room HVAC			40,000	FY 2009
Upgrade apartment lighting (149)			180,000	FY 2010
Replace fire alarm panel and detectors			110,000	FY 2011
Renovate kitchens and baths (148)			444,000	FY 2012
<b>Total estimated cost over next 5 years</b>			<b>784,000</b>	

## **8. Capital Fund Program Five-Year Action Plan**

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

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

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
PA26-09	Fairmount	1	1%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Regrade along rear patios (120)			75,000	FY 2009
Debt Service (Construct 21 apartments)			220,000	FY 2009
Replace convectors, piping and boilers (40)			400,000	FY 2010
Debt Service (Construct 21 apartments)			220,000	FY 2010
Replace convectors, piping and boilers (40)			400,000	FY 2011
Replace rear curbs and walks (16,000 sf)			175,000	FY 2011
Repave parking lots (36,400 sf)			80,000	FY 2011
Debt Service (Construct 21 apartments)			220,000	FY 2011
Replace convectors, piping and boilers (40)			400,000	FY 2012
Debt Service (Construct 21 apartments)			220,000	FY 2012
<b>Total estimated cost over next 5 years</b>			<b>2,410,000</b>	

## **8. Capital Fund Program Five-Year Action Plan**

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

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

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>PA26-10</b>	<b>Lynfield I</b>	<b>1</b>	<b>1%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Misc. site work (erosion)</b>		<b>200,000</b>	<b>FY 2009</b>
<b>Replace flooring (100 apts.)</b>		<b>150,000</b>	<b>FY 2009</b>
<b>Install wood baseboard</b>		<b>135,000</b>	<b>FY 2009</b>
<b>Repave driveways and courts (100)</b>		<b>275,000</b>	<b>FY 2010</b>
<b>Replace site lighting</b>		<b>10,000</b>	<b>FY 2010</b>
<b>Renovate kitchens and bathrooms</b>		<b>600,000</b>	<b>FY 2011</b>
<b>Replace sidewalks</b>		<b>500,000</b>	<b>FY 2011</b>
<b>Replace furnaces (29)</b>		<b>25,000</b>	<b>FY 2012</b>
<b>Repave office lot</b>		<b>30,000</b>	<b>FY 2012</b>
<b>Total estimated cost over next 5 years</b>		<b>1,925,000</b>	



## 8. Capital Fund Program Five-Year Action Plan

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

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

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
PA26-11	Lynfield II	1	1%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Repave driveways and courts (97)			225,000	FY 2009
Remove/grade handball court			50,000	FY 2010
Replace site lighting			10,000	FY 2010
Replace siding (97)			180,000	FY 2010
Replace flooring (97)			150,000	FY 2011
Install wood baseboard (97)			131,000	FY 2011
Replace sidewalks			500,000	FY 2011
Renovate kitchens and baths (97)			600,000	FY 2012
Replace mech. room doors (97)			40,000	FY 2012
Replace furnaces & drywall mech rooms (97)			110,000	FY 2012
Misc. site work			40,000	FY 2012
<b>Total estimated cost over next 5 years</b>			<b>2,036,000</b>	

## 8. Capital Fund Program Five-Year Action Plan

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

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

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
PA26-12	Parkridge	2	2%
<b>Description of Needed Physical Improvements or Management Improvements</b>		<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Repair boiler flues		10,000	FY 2009
Replace site lighting		10,000	FY 2009
Site work and landscaping		30,000	FY 2010
Replace roofs (100)		150,000	FY 2010
Replace windows (100)		240,000	FY 2011
Replace siding (100)		200,000	FY2011
Replace sidewalks		500,000	FY2011
Replace light fixtures (100)		15,000	FY2012
Renovate kitchens and baths (100)		100,000	FY2012
Install wood baseboard (100)		135,000	FY2012
<b>Total estimated cost over next 5 years</b>		<b>1,390,000</b>	

## 8. Capital Fund Program Five-Year Action Plan

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

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

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
	<b>BHA Wide</b>		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
A/E work			<b>60,000</b>
Computer upgrades			<b>25,000</b>
Security			<b>50,000</b>
Operations			<b>400,000</b>
Administration			<b>200,000</b>
Relocation			<b>20,000</b>
A/E work			<b>60,000</b>
Computer upgrades			<b>25,000</b>
Security			<b>50,000</b>
Operations			<b>400,000</b>
Administration			<b>200,000</b>
Relocation			<b>20,000</b>
A/E work			<b>60,000</b>
Computer upgrades			<b>25,000</b>
Security			<b>50,000</b>
Operations			<b>400,000</b>
Administration			<b>200,000</b>
Relocation			<b>20,000</b>
A/E work			<b>60,000</b>
Computer upgrades			<b>25,000</b>
Security			<b>50,000</b>
Operations			<b>400,000</b>

## **8. Capital Fund Program Five-Year Action Plan**

<b>Administration</b>	<b>200,000</b>	<b>FY 2012</b>
<b>Total estimated cost over next 5 years</b>	<b>3,000,000</b>	

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

Grant Title: **Bethlehem Housing Authority**  
 Grant Type and Number: **Capital Fund - Major Grant No. PA26-P011-601-06**  
 Federal FY of Grant: **2006**  
 Supplemental Activity Title: **Replacement Housing Factor**  
 Revised Annual Statement Year: **1**

Line No.	Description of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total CFP/CFP Funds				
2	1400 Construction	520,000.00	520,000.00	462,000.00	482,000.00
3	1400 Renovation/Improvements	30,000.00	30,000.00	-	-
4	1000 Administration	280,000.00	280,000.00	155,745.00	155,745.00
5	1400 Audit	-	-	-	-
6	1400 Unliquidated Balance	-	-	-	-
7	1400 Fixed Asset Costs	40,000.00	40,000.00	35,483.00	21,358.00
8	1400 Site Acquisition	-	-	-	-
9	1400 Site Preparation	40,000.00	175,287.00	38,356.00	128,366.00
10	1400 Existing Structures	1,550,000.00	1,243,268.00	1,067,903.00	510,421.00
11	1000 Existing Equipment - Non-expendable	-	-	-	-
12	1400 Nonexisting Structures	188,110.00	-	-	-
13	1400 Nonexisting Equipment	10,000.00	10,000.00	6,720.00	6,728.00
14	1400 Renovation/Improvements	-	-	-	-
15	1400 Rehabilitation	-	-	-	-
16	1400 Moving to New Development	-	-	-	-
17	1400 Relocation Costs	-	-	-	-
18	1400 Leasehold Services	-	-	-	-
19	1301 Other Grants or Debt Service	-	-	-	-
20	1500 Contingency	-	-	-	-
21	Amount of Annual Grant Expenditures: 20	\$ 2,619,110.00	\$ 2,878,566.00	\$ 1,946,275.00	\$ 1,294,308.00
22	Amount of the 21 Reserve for Contingency	-	-	-	-
23	Amount of the 21 Reserve for Contingency for Contingency	-	-	-	-
24	Amount of the 21 Reserve for Security Fund Costs	-	-	-	-
25	Amount of the 21 Reserve for Security Fund Costs	-	-	-	-
26	Amount of the 21 Reserve for Security Fund Costs	-	-	-	-
27	Amount of the 21 Reserve for Security Fund Costs	-	-	-	-
28	Amount of the 21 Reserve for Security Fund Costs	1,500,000.00	1,181,218.00	512,732.00	-

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

PIA Name:		Bethlehem Housing Authority		Grant Type and Number				Federal FY of Grant:	
Development Number:		General Facilitator of Major Work Categories		Capital Fund Program Grant No:		PA26-FD11-501-06		2006	
Agency Name:		Bethlehem Housing Authority		Replacement Housing Factor Detail:					
Development Number	General Facilitator of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	Revised	Funds Charged	Funds Expended	Scale of Work	
PA26-01	Replace smoke detectors	1460.00	65 sets	50,000.00	26,629.00	26,329.00	12,800.00		
PA26-02	Construct boiler rooms & equip.	1460.00	34	1,500,000.00	512,732.00	512,732.00	328,192.00		
PA26-02	Renovate office for FSS	1470.00	1	769,710.00	-	-	-	From CF 05	
PA26-02	Replace water heaters	1460.00	6	-	39,000.00	39,000.00	39,000.00	From FY 00	
PA26-02	Construct parking lot @ First Tee	1450.00	5000 sf	-	138,358.00	138,358.00	138,358.00	From CF07	
PA26-03	Kitchenbarthelectrical upgrades	1460.00	6	-	-	-	-	From FY 04	
PA26-09	Replace smoke detectors	1460.00	120 sets	-	50,540.00	50,240.00	43,866.00	From CF07	
PA26-11	Construct 1 bedroom apts	1460.00	3	-	367,959.00	367,956.00	66,838.00	From CF 04	
PA26-11	Replace smoke detectors	1460.00	50	-	10,358.00	10,356.00	5,873.00	From CF07	
PA26-12	Replace sidewalks and patios	1450.00	3000 sf	40,000.00	36,631.00	-	-		
PA26-12	Replace smoke detectors	1460.00	100	-	47,650.00	47,950.00	12,195.00	From CF 07	
PA26-12	Replace windows	1460.00	100	-	295,335.00	-	-	From CF10	
BHA Wice	Admin station (P&C salaries)	1410.00	-	280,000.00	280,000.00	156,745.00	156,745.00		
BHA Wice	Operations	1409.00	-	520,000.00	520,000.00	452,000.00	452,000.00		
BHA Wice	A&E work	1430.00	-	40,000.00	40,000.00	36,483.00	21,266.00		
BHA Wice	Computer equipment	1475.00	-	10,000.00	10,000.00	5,728.00	5,728.00		
BHA Wice	Computer software	1409.00	-	39,000.00	39,000.00	-	-		



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

9-000 (08/05)

**Berkeley Housing Authority**

Grant Type and Number  
 Social Fund Program Grant No:  
 Replacement Housing Factor Grant No:

PA26-P01 1-601-05

Federal FY of Grant:  
 2005

Grant Period Statement  Review of Budget/Change Order  
 Performance Report/Statement of Activities for Year-to-Date  
 First Performance Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Net-COST Funds				
2	1428 Operations	-	-	-	-
3	1429 Management Improvements	30,000.00	-	-	-
4	1410 Self-Help	-	-	-	-
5	1411 Asst	-	-	-	-
6	1415 Unfunded Damages	-	-	-	-
7	1430 Fees and Costs	41,000.00	48,489.00	48,489.00	40,489.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	80,000.00	887,151.00	887,151.00	387,151.00
10	1460 Trading Services	710,983.00	1,213,915.00	1,213,915.00	1,158,386.00
11	1435 Trading Equipment - Warehouse	-	-	-	-
12	1470 Standardly Furnishes	10,000.00	967,694.00	967,694.00	963,445.00
13	1475 Bonded equipment	10,000.00	1,231.00	1,231.00	1,567.00
14	1435 Demolition	-	-	-	-
15	1431 Replacement Reserve	-	-	-	-
16	1482 Funding to Other Development	-	-	-	-
17	1455 Transferable Other	-	-	-	-
18	1470 Development Activities	1,737,427.00	-	-	-
19	1391 Construction or New Service	-	-	-	-
20	1326 Other Grants	-	-	-	-
21	Amount of Annual Grant from other funds	\$ 2,619,110.00	\$ 2,619,110.00	\$ 2,619,110.00	\$ 2,558,332.00
22	Amount of the 2% Federal LUR Awards	-	-	-	-
23	Amount of the 2% Federal to Special SOA for the use	-	-	-	-
24	Amount of the 2% Federal to Special - SW Costs	-	-	-	-
25	Amount of the 2% Federal to Security, Home Loans	-	-	-	-
26	Amount of the 2% Federal to Energy Conservation Resources	210,953.00	686,985.00	686,985.00	929,197.00



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

Site Name:		Grant Type and Number:		Federal FY of Grant:				
Bethlehem Housing Authority		Capital Fund Program Grant No. PA26-P011-501-05		2005				
Development Number	General Description of Major Work Categories	Dev Acct No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Committed	Funds Expended	
PA26-01	Enlarge Comm. Bldg parking lot	1450.00	1	40,000.00	-	-	-	
PA26-01	Replace site lighting	1450.00	15	10,000.00	-	-	-	
PA26-01	Replace Comm. Bldg roof	1470.00	1	10,000.00	14,190.00	14,190.00	14,190.00	Complete
PA26-02	Smoke detectors	1450.00			153,505.00	153,505.00	153,403.00	From CFB7
PA26-02	Renovate kitchens and baths	1450.00	30	400,000.00	-	-	-	
PA26-02	Construction of boiler rooms & engine	1450.00	25	310,953.00	543,958.00	543,958.00	543,958.00	
PA26-02	Replace site lighting	1450.00	25	20,000.00	-	-	-	
PA26-02	Construct First Tee Center	1450.00	1	-	510,233.00	510,233.00	514,564.00	From CFB7
PA26-02	Renovate NE office for FSS	1470.00	1	-	34,271.00	34,271.00	34,271.00	From CFB7
PA26-06	Replace walks and steps	1450.00	22,000 sf	-	357,511.00	357,511.00	357,511.00	From CFB7
PA26-06	Repair facade at solariums	1450.00	1500 sf	-	176,720.00	176,720.00	176,720.00	From CFB7
PA26-06	Upgrade door entry system	1450.00	3 dis	-	3,450.00	3,450.00	2,037.00	From CFB7
PA26-71	Upgrade door entry system	1450.00	2 dis	-	5,529.00	5,529.00	12,037.00	From CFB7
PA26-72	Upgrade door entry system	1450.00	3 dis	-	5,174.00	5,174.00	12,036.00	From CFB7
PA26-06	Replace fire standpipes	1450.00	140 ft	-	46,445.00	46,445.00	46,445.00	From CFB7
PA26-06	Upgrade door entry system	1450.00	3 dis	-	18,182.00	18,182.00	12,036.00	From CFB7
PA26-06	Replace heating boilers	1450.00	2	-	145,000.00	145,000.00	130,275.00	From CFB7
PA26-06	Replace windows (retail age)	1450.00	-	-	3,000.00	3,000.00	3,000.00	From CFB7
PA26-09	Construct elderly apartments	1450.00	20	1,737,147.00	-	-	-	CFP7
PA26-09	Replace site lighting	1450.00	15	10,000.00	-	-	-	

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

Development Number Bureau/Activity	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant	Date Acq. No.	Quantity	Total Estimated Cost			The Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended		
PA26-10	Replace smoke detectors		1460 00	100	-	41,950.00	41,950.00	41,950.00	From CFP	
PA26-10	Replace smoke detectors		1460 00	67	-	28,002.00	28,002.00	15,456.00	From CFP	
BHA Wide	A & E Work		1430 00		4,000.00	48,488.00	48,488.00	48,488.00		
BHA Wide	Computer equipment		1475 00		10,000.00	1,951.00	1,951.00	1,951.00		
BHA Wide	Computer software		1408 00		30,000.00					

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

PIA Name: **Bethlehem Housing Authority** Grant Type and Number: **PA28-P011-501-05** Federal FY of Grant: **2005**

Development Multiplier: **1.0** Capital Fund Program Grant No: **PA28-P011-501-05** Replacement Housing Factor Grant No: **0** Reason for Revised Target Dates

Development Multiplier Replacement Housing Factor	Original	Revised	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates
			Actual	Original	Revised	Actual	
Funding PA28-01	8/1/2007		12/31/2006	8/1/2007		12/31/2006	
Market PA28-02	8/1/2007		12/31/2006	8/1/2007		12/31/2006	
Target PA28-03		8/31/2006	8/31/2006		8/31/2006	8/31/2006	
Lease/Target PA28-06		8/31/2006	8/31/2006				
Porter PA28-11		8/31/2006	8/31/2006				
Calhoun PA28-072		8/31/2006	8/31/2006				
Emergency PA28-08		8/31/2006	8/31/2006				
PA 1100 PA28-20							
Lyndale PA28-10		12/31/2006	12/31/2006			12/31/2006	
Lyndale PA28-11		12/31/2006	12/31/2006			12/31/2006	
B-A Walk	8/1/2007		8/1/2006	8/1/2006		8/1/2006	

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

City Name

Grant Type and Number

Capital Fund Program Code No.

PA26-P011-5011-04

Federal FY of Origin

Bethlehem Housing Authority

Replacement Housing Factor Grant No.

2004

Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CSE Funds					
2	1428 CSE fee	275,883.00	-	-	-	
3	1428 Management Improvements	31,000.00	-	-	-	
4	1430 Section 8 Fee					
5	1441 JGEM					
6	1410 Landfill Damages					
7	1450 Fees and Taxes	83,712.00	7,670.00	7,670.00	7,670.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	365,000.00	586,484.00	586,484.00	545,038.00	
10	1440 Landfill Structures	1,832,000.00	2,085,362.00	2,085,382.00	1,604,242.00	
11	1451 Trading Fee (Profit - Mercantile)					
12	1470 Marketing Structure	55,000.00	80,052.00	80,052.00	80,052.00	
13	1435 Marketing Equipment	40,000.00	-	-	-	
14	1445 Damages					
15	1440 Development Fee					
16	1467 Fee/Chg to 5th K Transportation	-	-	-	-	
17	1490 L-Recitation Charge	-	-	-	-	
18	1449 Development Activities					
19	1501 Obligation or Fee Status					
20	1529 Contingency					
21	Amount of Annual Contract Fee of Line 2-24	5	2,758,568.00	\$ 2,758,568.00	\$ 2,758,568.00	\$ 2,537,573.00
22	Amount of Line 21 Fee Due to LSP Activities					
23	Amount of Line 21 Fee Due to State - 504 Compliance					
24	Amount of Line 21 Fee Due to Security - S&B Cases					
25	Amount of Line 21 Fee Due to Security - Fire Cause					
26	Amount of Line 21 Fee Due to Greener Correction Measures					
		\$56,978.00	1,038,107.00	1,038,107.00	-	

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

FHA Name:		Grant Type and Number		Federal FY of Grant:				
Bethlehem Housing Authority		Capital Fund Program Grant No. PA26-P011-501-04 Replacement Housing Factor (50%)		2004				
Development Number	General Description of Major Work Categories	Date Acq. No.	Quantity	Total Estimate Cost		Total Actual Cost		Status of Work
				Orgna	Expense	Funds Obligated	Funds Expended	
PA26-01	Paint ext. of Comm. Bldg.	1470.00		15,000.00	-			deleted
PA26-02	New heat p. oes & rad.	1480.00	42	422,000.00	111,854.00	111,854.00	111,854.00	Complete
PA26-02	Renovate kitchens & baths	1480.00	62	700,000.00	-	-	-	FY2009
PA26-02	Replace windows & sills	1480.00	62	200,000.00	-	-	-	FY2009
PA26-02	Replace sewer lines	1480.00	62	60,000.00	-	-	-	deleted
PA26-02	Misc. site work	1480.00		40,000.00	-	-	-	FY2008
PA26-02	Construct basketball court	1480.00	4,928.87	30,000.00	95,000.00	95,000.00	95,000.00	from CF08
PA26-02	Replace underground gas mains	1480.00	10,860.11	-	490,478.00	490,478.00	490,000.00	from CF08
PA26-02	Construct boiler rooms	1480.00	12	-	432,972.00	432,972.00	432,972.00	from CF05
PA26-05	Kitchen/bath/electrical upgrade	1480.00	60	-	1,496,370.00	1,496,370.00	1,316,651.00	from CF09
PA26-06	Replace heat control valves	1480.00	100	30,000.00	-	-	-	To CF03
PA26-06	Replace stormwater windows	1480.00	15	15,000.00	-	-	-	To CF05

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

2004 Year's		Bethlehem Housing Authority		Grant Type and Number				Capital Fund Program Grant No. PA26-P011-501-04		Federal FY of Grant: 2004		0	
Division	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	Revised	Total Actual Cost:	Surplus	Excess	Status of Work				
Number				Original		Capital		Exceeded					
PA26-07A	Replace heat control valves	1450.00	75	20,200.00	-				To CF03				
PA26-07B	Replace heat control valves	1450.00	75	20,200.00	-				To CF03				
PA26-08	Remove 4th floor offices	1470.00	1	50,000.00	50,052.00	50,052.00	50,052.00		Complete				
PA26-08	Replace parking lot lights	1450.00	1	10,000.00	-				FY2007				
PA26-08	Replace parking lot	1450.00	1	40,000.00	-				FY2010				
PA26-08													
PA26-08													
PA26-08													

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

PHA Name		Grant Type and Number		Federal FY of Grant:				
Bethlehem Housing Authority		Capital Fund Program Grant PA26-P011-501-04		2004				
Development Number		Description of Major Work		Replacement Housing Factor				
Activity	Categories	Dev. Act No.	Quantity	Total Estimated Cost	Revised	Funds Obligated	Funds Expended	Status of Work
PA26-10	Repair driveways	1450.00	100	290,000.00	-	44,430.00	44,430.00	FY2008 From CFS
PA26-10	Drywall mechanical rooms	1480.00	15	-	44,430.00	-	-	
PA26-11	Replace siding	1490.00	97	100,000.00	-	-	-	FY2006 To CF08
PA26-11	Construct 1 bed room apt	1490.00	3	250,000.00	-	-	-	FY2008
PA26-11	Remove & grade hball court	1490.00	1	20,000.00	-	-	-	
PA26-12	Misc site work	1460.00	-	5,000.00	-	-	-	FY2007
PA26-12	Repair bathroom sinks	1460.00	100	15,000.00	-	-	-	Deleted FY2007
PA26-12	Replace boiler tubes	1460.00	100	10,000.00	-	-	-	
BHA WIDE	A/E work	1430.00	-	88,712.00	7,570.00	7,670.00	7,670.00	
BHA WIDE	Computer equipment	1475.00	-	40,000.00	-	-	-	FY2007
BHA WIDE	Computer software & programs	1408.00	-	21,000.00	-	-	-	FY2007
BHA WIDE	Security	1408.00	-	16,000.00	-	-	-	FY2007
BHA WIDE	Operations	1406.00	-	279,898.00	-	-	-	





**Annual Statement of Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFPG/CFPHF) Part I: Summary**

Fund Name: **BETHLEHEM HOUSING AUTHORITY**  
 Grant Type and Number: **Capital Fund Program Grant No: PA26-P011-602-03**  
 Capital Fund Program Grant No: **2003A**  
 Replacement Housing Factor Grant No: **2003A**

Original Budget Statement      Supplemental Budget Statement  
 Performance Budget Report Form Year End: **2003**     Fiscal Year: **2003**  
 Performance Budget Report Form Year End: **2003**     Fiscal Year: **2003**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Cost Free				
2	1406 Contractors	89,717.00	22,474.00	22,474.00	22,474.00
3	1405 Construction - Improvements	30,000.00	-	-	-
4	1410 Acquisition of	-	-	-	-
5	1411 Acq of	-	-	-	-
6	1415 - Initial Program	-	-	-	-
7	1400 Fees and Cost	-	-	-	-
8	1440 EIS & Studies	-	-	-	-
9	1400 Site Improvement	-	-	-	-
10	1400 Other Structures	285,000.00	430,621.00	430,621.00	430,621.00
11	466 - Training - Vermont - Massachusetts	-	-	-	-
12	460 - Redeveloping Structures	-	-	-	-
13	477 - Payroll & Salaries	30,000.00	21,622.00	21,622.00	21,622.00
14	480 - Depreciation	-	-	-	-
15	485 - Equipment - Services	-	-	-	-
16	482 - Moving to New Administration	-	-	-	-
17	488 - Interest on Debt	-	-	-	-
18	1088 - Developer's Utilities	-	-	-	-
19	1800 - Other Public Works Services	-	-	-	-
20	1802 - Contracting	-	-	-	-
21	Amount of Line 21 Related to Security -	\$ 474,717.00	\$ 474,717.00	\$ 474,717.00	\$ 474,717.00
22	Amount of Line 21 Related to Other Utilities	-	-	-	-
23	Amount of Line 21 Related to Security -	22,000.00	20,000.00	20,000.00	20,000.00
24	Amount of Line 21 Related to Security -	-	-	-	-
25	Amount of Line 21 Related to Other Utilities	-	-	204,456.00	204,456.00

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

PHA Name: **BETHLEHEM HOUSING AUTHORITY** Grant Type and Number: **Capital Fund Program CFA PA26-P011-502-03** Federal FY of Grant: **2003**

Development Number Bethle-Ha-Wise Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost:		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA26-01	Replace smoke detectors	1460 00	131 appts	-	53,076.00	53,076.00	53,073.00	From CFA05
PA26-06	Repair building facade	1460 00	1120 sf	75,000.00	-	-	-	To CFA05
PA26-06	Replace tire supply pipe	1460 00	80 lf	50,000.00	-	-	-	To CFA05
PA26-08	Replace closet doors	1460 00	141	150,000.00	145,040.00	145,040.00	145,040.00	Compl 02
PA26-09	Install bath exhaust fans	1460 00	26	20,000.00	27,050.00	27,050.00	27,050.00	Compl 01
PA26-10	Drywall mechanical rooms	1460 00	60	-	205,455.00	205,455.00	205,455.00	From CFA03
BHA WIDE	Security cameras	1475 00		20,000.00	3,985.00	6,985.00	6,985.00	Compl 02
BHA WIDE	Computer software	1406 00		30,000.00	-	-	-	
BHA WIDE	Computer Equipment	1475 00		40,000.00	14,857.00	14,857.00	14,857.00	
BHA WIDE	Operations	1406 00		89,777.00	22,474.00	22,474.00	22,474.00	

