

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

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007

Annual Plan for Fiscal Year 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**PHA Plan
Agency Identification**

PHA Name: Oklahoma City Housing Authority

PHA Number: OK002

PHA Fiscal Year Beginning: (mm/yyyy) 01/2003

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website: www.ochanet.org
- Other (list below)

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2003 - 2007
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: To provide affordable, decent, safe and sanitary housing or housing assistance with quality environments and opportunities to low-income people of Oklahoma City.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional Housing Choice vouchers
 - Reduce public housing vacancies: achieve 97% occupancy
 - Leverage private or other public funds to create additional housing opportunities: Apply for 20 permanent housing units, assist with transitional housing
 - Acquire or build units or developments
 - Other (list below) Initiate Section 8 Project Based Voucher Initiative
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 90
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements: lighting and fencing
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities): one development
 - Other: (list below)

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

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

- Increase the number and percentage of employed persons in assisted families: 5% per year
- Provide or attract supportive services to improve assistance recipients' employability: continue linkage with community groups
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
Continue work with Metropolitan Fair Housing Council
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan PHA Fiscal Year 2003

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Oklahoma City Housing Authority has long believed greater efficiency and effectiveness can be achieved by engaging in comprehensive planning activities that allow them to examine the needs of the individuals they serve, consult with interested and affected parties, and design strategies to address those needs. It is for this important reason we offer our Annual and Five-year Plan for 2003. The following is a summary of each component.

Housing Needs

This is a statement of the housing needs of the low-income and very-low income families (including elderly families and families with disabilities) living in Oklahoma City. We note we administer Public Housing and a Section 8 Program.

When examining current occupancy and those waiting for tenancy, we note all are at or below 80% of median income and the majority are at or below 30%. These statistics illustrate the need for low-income housing choice.

Financial Resources

At the Administration's urging, last year Congress did not fund Public Housing Drug Elimination Program (PHDEP). The Administration argued, among other things, that PHDEP activities should be paid for out of operating subsidies. Congress supposedly provided "additional" monies in the Public Housing Operating Fund to pay PHDEP related activities. Given HUD's recent announcement that the Operating Fund proration level for fiscal year 2002 was

100%, it is now clear that no funds were available to pay for security and other drug prevention programs. The Administration has again failed to request funds for PHDEP in the fiscal year 2003 budget request.

Congress and the Administration continue to ignore the \$20 billion modernization backlog in Public Housing. The Capital Fund is the only resource available to PHAs to protect and preserve the Public Housing stock by repairing, modernizing and improving aging buildings. By HUD's own admission, public housing requires over \$20 billion in additional capital investment to bring the aging developments into compliance with local housing codes and basic standards of livability. HUD is currently advocating a \$417 million cut to the Public Housing Capital Fund for FY2003.

As a result of actions by the Administration, Congress and HUD, the Oklahoma City Housing Authority is currently experiencing a reduction of approximately \$287,000 in 2002 Capital Funds and \$775,000 in Drug Elimination funding. Reducing the FY2003 Capital Fund allocation by 14.6% as proposed by HUD, eliminating PHDEP coupled with an unexpected increase of \$201,000 in property insurance premiums and increasing rates in other lines of insurance will make for a very challenging year for the Oklahoma City Housing Authority.

Policies Governing Eligibility, Selection, Admissions

This section of the Plan is a statement of: (a) the Authority's policies governing eligibility, selection and admission, assignment, and occupancy policies with respect to public housing and Section 8 tenant-based assistance, as applicable, and (b) procedures for maintaining waiting lists, including the public housing admissions policy for deconcentration of lower-income families and any public housing site-based waiting list procedures.

We discussed the pros and cons of implementing a site-based waiting list and have determined it is in our best interest to implement such a plan. A site-based waiting list policy was recently adopted for Senior Housing only. We also note local conditions vis-à-vis current residents and applicants do not warrant a deconcentration policy.

Rent Determination

This section of the Plan is a statement of our discretionary policies governing rents charged for public housing units, including ceiling rents, and rental contributions of families assisted under Section 8(o) of the United States Housing Act. Specifically we list flat rents, minimum rents, ceiling rents and discretionary rent policies not mandated by statute.

Operations and Management

This section of the Plan includes copies of relevant rules, standards and policies governing maintenance and management of the housing owned, assisted, or operated by the PHA.

Grievance Procedures

This section of the Plan includes a statement of the grievance procedures we make available to the residents.

Capital Improvements

This section of the Plan outlines OCHA's capital improvements necessary to ensure long-term physical and social viability of the developments.

To satisfy this requirement, we include a copy of our Capital Improvements Grant Application. The application states the needs of the Authority surpass \$23 million.

Demolition and/or Disposition

This section of the Plan must include a description of any public housing unit for which we will apply for demolition and/or disposition approval and the timetable for demolition disposition.

Designation of Public Housing

This section of the Plan outlines our Designated Housing Plan.

We note the following developments have been designated as elderly only properties: Wyatt F. Jeltz, Shartel Towers, Louis F. Danforth, Hillcrest, and Reding Senior Center. Under the Section 8 program we note the Family Unification Program, the Mainstream Program and the Single Room Occupancy programs serve designated populations.

Conversion of Public Housing

HUD recently published guidance concerning conversion of Public Housing. The publication calls for each PHA to examine each property and plan accordingly.

Homeownership

This section of the Plan outlines our role in developing and promoting homeownership opportunities for residents.

Community Service and Self-Sufficiency

In December 2001, the Department of Housing and Urban Development (HUD) announced cancellation of this requirement. Congress approved the Department of Veteran's Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act of 2002 that states funds may not be used to implement or enforce the Community Service Requirement.

As a result of this change, we no longer document community service contributions and that section of our dwelling lease has been changed.

Safety and Crime Prevention

In this section of our Plan we outline our strategy for safety and crime prevention to ensure the safety of the residents we serve.

Specifically, we describe our Security Department and outline the role the Department takes. We also discuss physical improvements, including lighting and fencing, which deter criminal activity.

Ownership of Pets in Public Housing

This section of our Plan contains a statement of our policies and requirements pertaining to the ownership of pets in public housing.

Civil Rights Certification

This section of the Plan contains a twofold certification - that we will carry out our Plan in compliance with all applicable civil rights requirements and that we will affirmatively further fair housing.

Most Recent Fiscal Year Audit

This section of our Plan contains a copy of our most recent fiscal year audit. The Plan describes the need for the audit and describes the method we use to select our auditor. We received an unqualified opinion for this year's audit.

Asset Management

This section of the Plan is reserved for copies of documents not covered in other sections of the Plan. We believe by reading this Executive Summary and, if desired, the Plan, the public is well informed about the steps we take to ensure physical, financial and other assets to fulfill our mission, goals and objectives.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2003 Capital Fund Program Annual Statement - Included under #7
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2003 Capital Fund Program 5 Year Action Plan – Included under #7
- Public Housing Drug Elimination Program (PHDEP)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) - Included under #18
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: 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	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	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), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" 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 checked="" 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 <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	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	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
Reports Available For Review	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	15,797	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	11,337	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	15,657	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	9,000	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	4,040	N/A	N/A	N/A	N/A	N/A	N/A
Black/Non-Hispanic	8,284	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	1,841	N/A	N/A	N/A	N/A	N/A	N/A
Other Minority	3,024	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

Consolidated Plan of the Jurisdiction/s

- Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
- Indicate year:
- Other housing market study
- Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
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	224		N/A
Extremely low income <=30% AMI	191	85%	
Very low income (>30% but <=50% AMI)	30	13%	
Low income (>50% but <80% AMI)	3	1%	
Families with children	65	29%	
Elderly families	39	17%	
Families with Disabilities	40	18%	
White NH	119	53%	
Black NH	87	39%	

Housing Needs of Families on the Waiting List

Am. Indian/Alaskan	13	6%	
AS/PI	2	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,553	54%	512
2 BR	563	19%	332
3 BR	628	22%	309
4 BR	126	4%	75
5 BR	21	1%	11
5+ BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input 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	4,155		N/A
Extremely low income <=30% AMI	3,856	93%	
Very low income (>30% but <=50% AMI)	279	6%	
Low income			

Housing Needs of Families on the Waiting List

(>50% but <80% AMI)	16	1%	
Families with children	2,334	56%	
Elderly families	120	2%	
Families with Disabilities	378	9%	
White NH	1,625	39%	
Black NH	2,279	55%	
Am. Indian/Alaskan	188	5%	
AS/PI	63	2%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	Public Housing Only		
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

C. Strategy for Addressing Needs

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**, 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
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- 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

- 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)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	7,036,179	
b) Public Housing Capital Fund	4,875,365	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	21,303,185	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	723,914	
h) Community Development Block Grant	240,000	Capital Improvements

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund	3,067,937	
Public Housing Drug Elimination	550,244	
Special Purpose	0	
3. Public Housing Dwelling Rental Income	3,706,500	
4. Other income (list below)		
Interest	221,330	Housing Operations
Other	384,430	Housing Operations
4. Non-federal sources (list below)		
Investments	6,173,298	Housing Operations
Total resources	48,282,377	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

When families are within a certain number of being offered a unit: (state number)

When families are within a certain time of being offered a unit: (state time)

Other: (describe) When verification process is complete.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Previous residency in public housing, landlord report

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below) Homeless shelters, battered women's shelter, job training site.

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

(3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year? 10

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? 10

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 10

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
 All PHA development management offices
 Management offices at developments with site-based waiting lists
 At the development to which they would like to apply
 Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
 Two
 Three or More

- b. Yes No: Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

On site-based waiting lists only one offer is made at the specific development.

(4) Admissions Preferences

- a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

- b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused
 Medical justification

- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

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

No Preferences

Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) Resident Handbook

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists

If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

B. Section 8

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

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below) Previous participation, back balances.

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below) If known, the family's current address, the name and address of the landlord (current and past).

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:
 Family unable to locate suitable unit.
 Reasonable accommodation.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) Disability Preference

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below): Through collaboration with other agencies.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

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

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income

- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$3,000 Annually
- Other (list below)
Anytime a family experiences a change in family composition.

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR

- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management \

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

– List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3,125	35%
Section 8 Vouchers	3143	10%
Section 8 Certificates		
Section 8 Mod Rehab	218	7%
Special Purpose Section 8 Certificates/Vouchers (list individually)	FUP 200 Mainstream 25 Fair Share 403 Desig. HSG 200	10% for all
Public Housing Drug Elimination Program (PHDEP)	1,677	43%
Other Federal Programs	3,125	35%

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Admissions and Occupancy Policies

(2) Section 8 Management: (list below)

The Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79 (g)]

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-OR-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Development Number	Account #	Estimated Costs	Fiscal Year
HA WIDE			
Operating budget	1406	\$ 113,218.00	2003
Security guards salary (7)	1408	\$ 175,787.00	
Computer software	1408	\$ 20,000.00	
Staff training	1408	\$ 20,000.00	
Senior lunch program	1408	\$ 210,000.00	
Homeless coordinator	1408	\$ 20,007.00	
Rehab salaries-30%	1408	\$ 310,000.00	
Nontech salaries	1410.01	\$ 57,586.00	

Technical salaries	1410.02	\$ 283,548.00	
Employee Benefit Contribution	1410.09	\$ 73,686.00	
Advertising costs	1410.19	\$ 3,000.00	
Architect & Engineer (A & E), misc. designs	1430.01	\$ 10,000.00	
Asbestos & Lead-Based Paint testing	1430.02	\$ 2,000.00	
Reproduction costs for A & E Matl.	1430.19	\$ 1,000.00	
Repairs/replace utility lines	1450	\$ 15,000.00	
Landscaping improvements & tree removal	1450	\$ 50,000.00	
Concrete repairs/replacement	1450	\$ 50,000.00	
Parking lot cleaning & stripping	1450	\$ 20,000.00	
Air-conditioning installation	1460	\$ 35,000.00	
Installation of fire suppression systems	1460	\$ 20,000.00	
Replace bath tubs	1460	\$ 20,000.00	
SUBTOTAL		\$1,509,832.00	

Development Number	Account #	Estimated Costs	Fiscal Year
HA WIDE			
Termite treatment	1460	\$ 15,000.00	2003
Exterior improvements up to but not limited to stem walls, exterior windows & doors, brick tuckpointing, etc.	1460	\$ 20,000.00	
Interior improvements as necessary to modernize units	1460	\$ 20,000.00	
Vinyl siding	1460	\$ 20,000.00	
Floor tile repair/replacement	1460	\$ 20,000.00	
Roof repair/replacement	1460	\$ 20,000.00	
Foundation stabilization	1460	\$ 20,000.00	
Computer equipment	1475.01	\$ 20,000.00	
Bulletproof vests	1475.01	\$ 7,000.00	
Security radios repair/replace.	1475.01	\$ 5,000.00	
Maintenance tools	1475.02	\$ 10,000.00	
Grounds equipment	1475.02	\$ 15,000.00	
Maintenance repair/replace. Radios	1475.02	\$ 6,000.00	
Lobby furnishings	1475.03	\$ 10,000.00	
One Maint. vehicle & one excavator	1475.07	\$ 43,000.00	
Demolition of 3 units	1485	\$ 15,000.00	
Relocation	1495.01	\$ 8,000.00	

Contingency	1502	\$ 50,000.00	
Subtotal HA Wide 2003		\$1,833,832.00	
Development Number	Account #	Estimated Costs	Fiscal Year
OKLA 2-3			
Fence repair/replacement	1450	\$ 15,000.00	2003
OKLA 2-7			
Reroof-10 bldgs	1460	\$ 200,000.00	
Hardiplank siding-Phase I	1460	\$ 500,000.00	
Replace sewerlines on 2nd story units from house service to upstairs bathrooms	1460	\$ 110,000.00	
Interior modernization 5 units	1460	\$ 50,000.00	
OKLA 2-13			
Modernization of 21 units	1460	\$ 252,000.00	
Hardiplank siding	1460	\$ 409,163.00	
Repair sidewalks, parking lots & driveways	1450	\$ 50,000.00	
OKLA 2-14			
A & E Comm. Ctr. Mechanical & Roof	1430.01	\$ 6,000.00	
Replace Comm. Center mechanical system and roof	1470	\$ 75,000.00	

Development Number	Account #	Estimated Costs	Fiscal Year
OKLA 2-15			
Replace chill water lines on 3rd floor from hallway to mechanical; sheetrock repair	1460	\$ 50,000.00	
OKLA 2-25			
A & E fire alarm & emergency call system	1430.01	\$ 46,895.00	2003
Fire alarm & emergency call system	1460	\$ 628,475.00	
A & E Elevator Replacement	1430.01	\$ 42,000.00	
Elevator replacement	1460	\$ 600,000.00	
Repair ground floor southside condensate lines	1460	\$ 7,000.00	
		\$ 4,875,365.00	

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name
- or-
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

Development Number	Account #	Estimated Costs	Fiscal Year
HA WIDE			
Operating budget	1406	\$ 187,664.00	2004
Security guards	1408	\$ 175,787.00	
Computer software	1408	\$ 20,000.00	
Staff training	1408	\$ 20,000.00	
Senior lunch program	1408	\$ 210,000.00	
Homeless coordinator	1408	\$ 20,007.00	
Rehab salaries	1408	\$ 310,000.00	
Nontech salaries	1410.01	\$ 57,586.00	
Technical salaries	1410.02	\$ 283,548.00	
Employee Benefit Contribution	1410.09	\$ 73,686.00	
Ad costs	1410.19	\$ 3,000.00	
A & E misc	1430.01	\$ 10,000.00	
Asbestos testing	1430.02	\$ 2,000.00	
Reproduction of A & E Matl.	1430.19	\$ 1,000.00	
Utility lines	1450	\$ 15,000.00	
Landscaping & tree removal	1450	\$ 50,000.00	
Concrete repair	1450	\$ 50,000.00	
Parking lot cleaning & stripping	1450	\$ 20,000.00	
Air-conditioning	1460	\$ 35,000.00	
Fire suppression system	1460	\$ 20,000.00	

Bath tubs	1460	\$ 20,000.00	
Termite treatment	1460	\$ 15,000.00	
Exterior improvements	1460	\$ 20,000.00	
SUBTOTAL		\$1,619,278.00	
Development Number	Account #	Estimated Costs	Fiscal Year
HA WIDE			
Interior improvements	1460	\$ 20,000.00	2004
Vinyl siding	1460	\$ 20,000.00	
Floor tile repair/replacement	1460	\$ 20,000.00	
Roof repair/replacement	1460	\$ 20,000.00	
Foundation stabilization	1460	\$ 20,000.00	
Computer equipment	1475.01	\$ 20,000.00	
Phone system	1475.01	\$ 67,500.00	
Bulletproof vests	1475.01	\$ 7,000.00	
Security radios repair/replace.	1475.01	\$ 5,000.00	
Maintenance tools	1475.02	\$ 10,000.00	
Grounds equipment	1475.02	\$ 15,000.00	
Maintenance repair/replace. Radios	1475.02	\$ 6,000.00	
Lobby furnishings	1475.03	\$ 10,000.00	
Relocation	1495.01	\$ 1,000.00	
Contingency	1502	\$ 50,000.00	
Subtotal of 2004 HA Wide		\$1,910,778.00	
Operating budget	1406	\$ 187,664.00	2005
Security guards	1408	\$ 175,787.00	

Computer software	1408	\$ 20,000.00	
Staff training	1408	\$ 20,000.00	
Senior lunch program	1408	\$ 210,000.00	
Homeless coordinator	1408	\$ 20,007.00	
Rehab salaries	1408	\$ 310,000.00	
SUBTOTAL		\$ 943,458.00	
Development Number	Account #	Estimated Costs	Fiscal Year
HA WIDE			
Nontech salaries	1410.01	\$ 57,586.00	2005
Technical salaries	1410.02	\$ 283,548.00	
Employee Benefit Contribution	1410.09	\$ 73,686.00	
Ad costs	1410.19	\$ 3,000.00	
A & E misc	1430.01	\$ 10,000.00	
Asbestos testing	1430.02	\$ 2,000.00	
Reproduction of A & E Matl.	1430.19	\$ 1,000.00	
Utility lines	1450	\$ 15,000.00	
Concrete repairs	1450	\$ 50,000.00	
Landscaping & tree removal	1450	\$ 50,000.00	
Parking lot cleaning & stripping	1450	\$ 20,000.00	
Air-conditioning	1460	\$ 35,000.00	
Fire suppression system	1460	\$ 20,000.00	
Bath tubs	1460	\$ 20,000.00	
Termite treatment	1460	\$ 15,000.00	

Exterior improvements	1460	\$ 20,000.00	
Interior improvements	1460	\$ 20,000.00	
Vinyl siding	1460	\$ 20,000.00	
Floor tile repair/replacement	1460	\$ 20,000.00	
Roof repair/replacement	1460	\$ 20,000.00	
Foundation stabilization	1460	\$ 20,000.00	
Computer equipment	1475.01	\$ 20,000.00	
Bulletproof vests	1475.01	\$ 7,000.00	
SUBTOTAL		\$ 802,820.00	
Development Number	Account #	Estimated Costs	Fiscal Year
HA WIDE			
Security radios repair/replace.	1475.01	\$ 5,000.00	2005
Maintenance tools	1475.02	\$ 10,000.00	
Grounds equipment	1475.02	\$ 15,000.00	
Maintenance repair/replace. Radios	1475.02	\$ 6,000.00	
Lobby furnishings	1475.03	\$ 10,000.00	
Relocation	1495.01	\$ 1,000.00	
Contingency	1502	\$ 50,000.00	
Subtotal of 2005 HA Wide		\$1,843,278.00	
Operating budget	1406	\$ 187,664.00	2006
Security guards	1408	\$ 175,787.00	
Computer software	1408	\$ 20,000.00	
Staff training	1408	\$ 20,000.00	
Senior lunch program	1408	\$ 210,000.00	

Homeless coordinator	1408	\$ 20,007.00	
Rehab salaries	1408	\$ 310,000.00	
Nontech salaries	1410.01	\$ 57,586.00	
Technical salaries	1410.02	\$ 283,548.00	
Employee Benefit Contribution	1410.09	\$ 73,686.00	
Ad costs	1410.19	\$ 3,000.00	
A & E misc	1430.01	\$ 10,000.00	
Asbestos testing	1430.02	\$ 2,000.00	
Reproduction of A & E Matl.	1430.19	\$ 1,000.00	
Utility lines	1450	\$ 15,000.00	
SUBTOTAL		\$1,389,278.00	
Development Number	Account #	Estimated Costs	Fiscal Year
HA WIDE			
Concrete repairs	1450	\$ 50,000.00	2006
Landscaping & tree removal	1450	\$ 50,000.00	
Parking lot cleaning & stripping	1450	\$ 20,000.00	
Air-conditioning	1460	\$ 35,000.00	
Fire suppression system	1460	\$ 20,000.00	
Bath tubs	1460	\$ 20,000.00	
Termite treatment	1460	\$ 15,000.00	
Exterior improvements	1460	\$ 20,000.00	
Interior improvements	1460	\$ 20,000.00	
Vinyl siding	1460	\$ 20,000.00	

Floor tile repair/replacement	1460	\$ 20,000.00	
Roof repair/replacement	1460	\$ 20,000.00	
Foundation stabilization	1460	\$ 20,000.00	
Computer equipment	1475.01	\$ 20,000.00	
Bulletproof vests	1475.01	\$ 7,000.00	
Security radios repair/replace.	1475.01	\$ 5,000.00	
Maintenance tools	1475.02	\$ 10,000.00	
Grounds equipment	1475.02	\$ 15,000.00	
Maintenance repair/replace. Radios	1475.02	\$ 6,000.00	
Lobby furnishings	1475.03	\$ 10,000.00	
Relocation	1495.01	\$ 1,000.00	
Contingency	1502	\$ 50,000.00	
Subtotal 2006 HA Wide		\$1,843,278.00	

Development Number	Account #	Estimated Costs	Fiscal Year
HA WIDE			
Operating budget	1406	\$ 187,664.00	2007
Security guards	1408	\$ 175,787.00	
Computer software	1408	\$ 20,000.00	
Staff training	1408	\$ 20,000.00	
Senior lunch program	1408	\$ 210,000.00	
Homeless coordinator	1408	\$ 20,007.00	
Rehab salaries	1408	\$ 310,000.00	
Nontech salaries	1410.01	\$ 57,586.00	

Technical salaries	1410.02	\$ 283,548.00	
Employee Benefit Contribution	1410.09	\$ 73,686.00	
Ad costs	1410.19	\$ 3,000.00	
A & E misc	1430.01	\$ 10,000.00	
Asbestos testing	1430.02	\$ 2,000.00	
Reproduction of A & E Matl.	1430.19	\$ 1,000.00	
Utility lines	1450	\$ 15,000.00	
Concrete repairs	1450	\$ 50,000.00	
Landscaping & tree removal	1450	\$ 50,000.00	
Parking lot cleaning & stripping	1450	\$ 20,000.00	
Air-conditioning	1460	\$ 35,000.00	
Fire suppression system	1460	\$ 20,000.00	
Bath tubs	1460	\$ 20,000.00	
Termite treatment	1460	\$ 15,000.00	
Exterior improvements	1460	\$ 20,000.00	
SUBTOTAL		\$1,619,278.00	
Development Number	Account #	Estimated Costs	Fiscal Year
HA WIDE			
Interior improvements	1460	\$ 20,000.00	2007
Vinyl siding	1460	\$ 20,000.00	
Floor tile repair/replacement	1460	\$ 20,000.00	
Roof repair/replacement	1460	\$ 20,000.00	
Foundation stabilization	1460	\$ 20,000.00	

Window cleaning at Senior Highrises	1460	\$ 72,000.00	
Improve playground surfaces	1460	\$ 144,000.00	
Computer equipment	1475.01	\$ 20,000.00	
Bulletproof vests	1475.01	\$ 7,000.00	
Security radios repair/replace.	1475.01	\$ 5,000.00	
Maintenance tools	1475.02	\$ 10,000.00	
Grounds equipment	1475.02	\$ 15,000.00	
Maintenance repair/replace. Radios	1475.02	\$ 6,000.00	
Lobby furnishings	1475.03	\$ 10,000.00	
Relocation	1495.01	\$ 1,000.00	
Contingency	1502	\$ 50,000.00	
Subtotal of 2007 HA Wide		\$2,059,278.00	
Operating budget	1406	\$ 113,218.00	2008
Security guards	1408	\$ 175,787.00	
Computer software	1408	\$ 20,000.00	
Staff training	1408	\$ 20,000.00	
Senior lunch program	1408	\$ 210,000.00	
SUBTOTAL		\$ 539,005.00	
Development Number	Account #	Estimated Costs	Fiscal Year
HA WIDE			
Homeless coordinator	1408	\$ 20,007.00	2008
Rehab salaries	1408	\$ 310,000.00	
Nontech salaries	1410.01	\$ 57,586.00	

Technical salaries	1410.02	\$ 283,548.00	
Employee Benefit Contribution	1410.09	\$ 73,686.00	
Ad costs	1410.19	\$ 3,000.00	
A & E misc	1430.01	\$ 10,000.00	
Asbestos testing	1430.02	\$ 2,000.00	
Reproduction of A & E Matl.	1430.19	\$ 1,000.00	
Utility lines	1450	\$ 15,000.00	
Concrete repairs	1450	\$ 50,000.00	
Landscaping & tree removal	1450	\$ 50,000.00	
Parking lot cleaning & stripping	1450	\$ 20,000.00	
Air-conditioning	1460	\$ 35,000.00	
Fire suppression system	1460	\$ 20,000.00	
Bath tubs	1460	\$ 20,000.00	
Termite treatment	1460	\$ 15,000.00	
Exterior improvements	1460	\$ 20,000.00	
Interior improvements	1460	\$ 20,000.00	
Vinyl siding	1460	\$ 20,000.00	
Floor tile repair/replacement	1460	\$ 20,000.00	
Roof repair/replacement	1460	\$ 20,000.00	
Foundation stabilization	1460	\$ 20,000.00	
SUBTOTAL		\$1,644,832.00	

Development Number	Account #	Estimated Costs	Fiscal Year
HA WIDE			
Computer equipment	1475.01	\$ 20,000.00	2008
Bulletproof vests	1475.01	\$ 7,000.00	
Security radios repair/replace.	1475.01	\$ 5,000.00	
Maintenance tools	1475.02	\$ 10,000.00	
Grounds equipment	1475.02	\$ 15,000.00	
Maintenance repair/replace. Radios	1475.02	\$ 6,000.00	
Lobby furnishings	1475.03	\$ 10,000.00	
Relocation	1495.01	\$ 8,000.00	
Contingency	1502	\$ 50,000.00	
Subtotal of 2008 HA Wide		\$1,775,832.00	
OKLA 2-1			
Hot water storage tanks & hot water heaters	1460	\$ 90,000.00	2007
Exterior coating & tuckpointing			
Phase 1- 40 Buildings		\$ 200,000.00	2007
Phase 2- 20 Buildings		\$ 115,000.00	2008
Replace windows & screens	1460	\$ 200,000.00	2008
Clean basements, remove old boilers *Asbestos concerns	1460	\$ 241,738.00	2008
Sidewalk & driveway repairs	1450	\$ 50,000.00	2008
A & E Community Center	1430.01	\$ 14,000.00	2008

Modernize Community Center	1470	\$ 200,000.00	2008
Replace wall mounted bathroom sinks with floor mounted sink/vanity & faucets 354@ \$150	1460	\$ 53,100.00	2008
Total		\$1,163,838.00	
Development Number	Account #	Estimated Costs	Fiscal Year
OKLA 2-3			
Fence repair/replacement	1450	\$ 15,000.00	2004
Replace wooden screen doors with metal 200 @ 350	1460	\$ 70,000.00	2004
Fence repair/replacement	1450	\$ 15,000.00	2005
Fence repair/replacement	1450	\$ 15,000.00	2006
Exterior repairs	1460	\$ 50,000.00	2006
Interior modernization-5 units	1460	\$ 50,000.00	2006
Fence repair/replacement	1450	\$ 15,000.00	2007
Total		\$ 230,000.00	
OKLA 2-4			
A & E Windows	1430.01	\$ 15,400.00	2004
Window replacement, storms, prime & screens	1460	\$ 220,000.00	2004
A & E Waterline evaluation	1430.01	\$ 6,000.00	2004
Stairtreads	1460	\$ 20,000.00	2007
Install antiscald valves, replace domestic hot & cold water lines & cut-offs	1460	\$ 400,000.00	2008
Total		\$ 661,400.00	

Development Number	Account #	Estimated Costs	Fiscal Year
OKLA 2-7			
Reroof phase 3- 10 bldgs	1460	\$ 200,000.00	2004
Interior modernization 5 units	1460	\$ 50,000.00	2005
Interior modernization 10 units	1460	\$ 100,000.00	2006
Reroof phase 5 - 25 bldgs	1460	\$ 500,000.00	2006
Interior modernizatn 40 units	1460	\$ 360,000.00	2007
Reroof final phase - 24 bldgs	1460	\$ 480,000.00	2007
Laundry facility	1470	\$ 50,000.00	2007
Hardiplank siding-phase II	1460	\$ 500,000.00	2008
Total		\$2,240,000.00	

Development Number	Account #	Estimated Costs	Fiscal Year
OKLA 2-8			
Update sundeck	1470	\$ 100,000.00	2004
Modernization of all units & Comm. Spaces.	1460	\$1,155,246.00	2005
A & E Mechanical & Water Lines	1430.01	\$ 84,000.00	2005
Mechanical System & Water Line Replacement NOTES: Sprinkler System relocation, increasing ceiling height, asbestos concerns in mechanical room. Working in unoccupied building.	1460	\$1,200,000.00	2005

Relocation 141@500	1495.01	\$ 70,500.00	2005
Security lights	1450	\$ 34,000.00	2006
Replace windows & screens	1460	\$ 112,000.00	2007
		\$2,755,746.00	
OKLA 2-9			
Repair/replace laundry windows	1460	\$ 15,000.00	2004
Paint hallways & common areas	1470	\$ 12,000.00	2006
Interior modernization of 10 units	1460	\$ 100,000.00	2007
Security light	1470	\$ 17,000.00	2008
Interior modernization 6 units	1460	\$ 60,000.00	2008
Total		\$ 204,000.00	
Development Number	Account #	Estimated Costs	Fiscal Year
OKLA 2-11			
Deadbolts	1460	\$ 30,150.00	2004
Shower grab bars for 191 units	1460	\$ 75,000.00	2004
Interior modernization of 5 units	1460	\$ 50,000.00	2006
Interior modernization of 10 units	1460	\$ 100,000.00	2007
A & E to repair return air circulation	1430.01	\$ 5,000.00	2008
Repair return air circulation	1460	\$ 80,000.00	2008
Three security lights	1450	\$ 45,000.00	2008
Total		\$ 385,150.00	

OKLA 2-12			
Interior modernization 5 units	1460	\$ 50,000.00	2005
A & E Geothermal heat/air/hot water tanks	1430.01	\$ 45,000.00	2006
Geothermal heat/air/hot water tanks	1460	\$ 980,000.00	2006
Interior modernization 12 units	1460	\$ 124,087.00	2006
Interior modernization 30 units	1460	\$ 374,000.00	2007
Laundry facility	1470	\$ 50,000.00	2007
Reinforce storage buildings	1460	\$ 98,000.00	2008
Hardiplank siding	1460	\$ 500,000.00	2008
Interior modernization 15 units	1460	\$ 135,000.00	2008
Total		\$2,356,087.00	
Development Number	Account #	Estimated Costs	Fiscal Year
OKLA 2-13			
Modernization of 21 units	1460	\$ 234,962.00	2004
Modernization of 10 units	1460	\$ 150,000.00	2006
Modernization of 15 units	1460	\$ 150,000.00	2007
Total		\$ 534,962.00	
OKLA 2-14			
A & E Community Center Update	1430.01	\$ 7,000.00	2006

Community Center update	1470	\$ 100,000.00	2006
Security guard house & gate	1470	\$ 50,000.00	2007
Total		\$ 157,000.00	
Development Number	Account #	Estimated Costs	Fiscal Year
<hr/>			
OKLA 2-15			
Retaining walls	1450	\$ 70,000.00	2004
Install 5 handrails in trashrooms	1470	\$ 15,000.00	2004
Repair/paint hallways, door frames to units	1460	\$ 30,000.00	2005
Install kitchen lights in units	1460	\$ 25,250.00	2005
Interior modernization 10 units	1460	\$ 100,000.00	2006
Interior modernization 10 units	1460	\$ 100,000.00	2007
Replace venthoods	1460	\$ 18,584.00	2008
Install hallway lighting	1460	\$ 50,000.00	2008
Parking lot repairs	1450	\$ 40,000.00	2008
Total		\$ 448,834.00	
 OKLA 2-18 			
Concrete, sidewalks & parking lot repairs	1450	\$ 70,000.00	2004
Replace carpet in library	1470	\$ 15,000.00	2004
Interior modernization 5 units	1460	\$ 50,000.00	2006
Interior modernization 10 units	1460	\$ 100,000.00	2007

Install miniblinds	1460	\$ 25,000.00	2008
One security light	1450	\$ 17,000.00	2008
Total		\$ 277,000.00	
OKLA 2-21			
Replace storm windows & doors	1460	\$ 15,000.00	2005
Replace storm windows & doors	1460	\$ 15,000.00	2006
Total		\$ 30,000.00	
OKLA 2-23			
Interior modernization 2 units	1460	\$ 20,000.00	2005
Install site-proof privacy fence on side between our site & apartments	1450	\$ 30,000.00	2006
Two security lights	1450	\$ 34,000.00	2006
Interior modernization 10 units	1460	\$ 90,000.00	2006
A & E Community center modernization	1430.01	\$ 7,000.00	2007
Community center modernization	1470	\$ 100,000.00	2007
Guttering	1450	\$ 93,000.00	2007
Total		\$ 374,000.00	

Development Number	Account #	Estimated Costs	Fiscal Year
OKLA 2-25			
Interior modernization of 2 units	1460	\$ 20,000.00	2005
Antiscald valves, repair tile	1460	\$ 80,000.00	2006
A & E Convert 5 1-bedroom units to 2 2-bedroom units	1430.01	\$ 4,000.00	2006
Convert 5-1bedroom units to 2- 2bedroom	1460	\$ 50,000.00	2006
Install miniblinds	1460	\$ 50,000.00	2007
Extend sitting area in front of bldg.	1450	\$ 15,000.00	2007
Interior modernization of 2 units	1460	\$ 20,000.00	2008
A & E Window replacement	1430.01	\$ 15,000.00	2008
Replace windows	1460	\$ 200,111.00	2008
Total		\$ 454,111.00	
Development Number	Account #	Estimated Costs	Fiscal Year
OKLA 2-29			
A & E Modernize common areas, kitchen & replace 1st floor tile	1430.01	\$ 30,000.00	2004
Update common area	1470	\$ 100,000.00	2004

A & E Gas chiller, insulate pipes & replace fan coils	1430.01	\$ 5,000.00	2004
Replace gas chiller,insulate pipes & replace fan coils	1460	\$ 581,796.00	2004
Interior modernization 12 units	1460	\$ 120,000.00	2006
One security light	1450	\$ 17,000.00	2006
Interior modernization 10 units	1460	\$ 100,000.00	2007
Total		\$ 953,796.00	

Development Number	Account #	Estimated Costs	Fiscal Year
OKLA 2-30			
A & E Elevator	1430.01	\$ 20,469.00	2004
A & E Fan Coil Installation	1430.01	\$ 10,000.00	2004
A & E Emergency and Nurse Call Systems	1430.01	\$ 25,000.00	2004
Elevator modernization	1460	\$ 292,410.00	2004
Bathroom sinks & faucets	1460	\$ 40,400.00	2004
Fan Coil Installation	1460	\$ 290,000.00	2004
Emergency and Nurse Call Systems	1460	\$ 418,000.00	2004
Patio doors	1460	\$ 80,800.00	2005
Ranges & refrigerators	1465.01	\$ 64,291.00	2005
Stairtreads for back stairs	1460	\$ 20,000.00	2005
Replace dinings area floors	1470	\$ 50,000.00	2005

A & E Community Center kitchen	1430.01	\$ 7,000.00	2005
A & E Bathroom risers	1430.01	\$ 5,000.00	2005
Replace bathroom risers	1460	\$ 70,000.00	2005
Miniblinds	1460	\$ 35,000.00	2006
Interior moderization 19 units	1460	\$ 190,000.00	2006
Interior modernization 10 units	1460	\$ 100,087.00	2007
Total		\$1,718,457.00	
	2004	\$4,875,365.00	
	2005	\$4,875,365.00	
	2006	\$4,875,365.00	
	2007	\$4,875,365.00	
	2008	\$4,875,365.00	

2003 Implementation Schedule

Obligation - 24 Months
Expenditure - 4 Years
Start date for schedule - January 1, 2003

	Obligate	Expend
1408 A-G	12/31/04	
HA Wide	12/31/04	12/31/06
OKLA 2-1	12/31/04	12/31/06
OKLA 2-3	12/31/04	12/31/06
OKLA 2-4	12/31/04	12/31/06
OKLA 2-7	12/31/04	12/31/06
OKLA 2-8	12/31/04	12/31/06
OKLA 2-9	12/31/04	12/31/06
OKLA 2-11	12/31/04	12/31/06
OKLA 2-12	12/31/04	12/31/06
OKLA 2-13	12/31/04	12/31/06
OKLA 2-14	12/31/04	12/31/06
OKLA 2-15	12/31/04	12/31/06
OKLA 2-25	12/31/04	12/31/06
OKLA 2-29	12/31/04	12/31/06
OKLA 2-30	12/31/04	12/31/06

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

Applicability of sub-component 7B: 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.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

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

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- Yes No: d) 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:

- Yes No: e) 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:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan

Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

The Oklahoma City Housing Authority plans to demolish three homes in FY 2003.

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Scattered Site 2034 N.W. 31 st Street 1b. Development (project) number: OKLA 002-03
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 10/15/2002
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: March 2003 b. Projected end date of activity: June 2003

Demolition/Disposition Activity Description
1a. Development name: Scattered Site 3143 S.W. 18th 1b. Development (project) number: OKLA 002-87
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 10/15/02
5. Number of units affected: 1

6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: March 2003 b. Projected end date of activity: June 2003
Demolition/Disposition Activity Description
1a. Development name: Scattered Site 1708 Wycliff 1b. Development (project) number: OKLA 002-03
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 10/15/03
5. Number of units affected: 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: March 2003 b. Projected end date of activity: June 2003

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities [24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name: Shartel Towers	
1b. Development (project) number: OK56P002011	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(07/31/00)</u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 201	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
Designation of Public Housing Activity Description	
1a. Development name: Hillcrest Senior Center	
1b. Development (project) number: OK56P002029	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(07/31/00)</u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	

<p>7. Number of units affected: 101</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
Designation of Public Housing Activity Description
<p>1a. Development name: Reding Senior Center</p> <p>1b. Development (project) number: OK56P002023</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(07/01/00)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>8. Number of units affected: 101</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
Designation of Public Housing Activity Description
<p>1a. Development name: Danforth Senior Center</p> <p>1b. Development (project) number: OK56P002015</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(07/01/00)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>

<p>6. Number of units affected: 101</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Wyatt F. Jeltz Senior Center</p> <p>1b. Development (project) number: OK56P002025</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: (09/03/98)</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 201</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.79 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless

eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input type="checkbox"/>	Approved; included in the PHA’s Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval

<input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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 component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below.

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe) Family Unification Program, Youth Independent Living, Group Homes, Network Collaboration.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Resident Opportunities and Self Sufficiency Program – Family</i>	272	<i>Specific Criteria</i>	<i>Development Office</i>	<i>Public Housing</i>
<i>Resident Opportunities and Self Sufficiency Program – Senior</i>	1,362	<i>Specific Criteria</i>	<i>Development Office</i>	<i>Public Housing</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8	75	74

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti

- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)
 All developments are equally affected.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
 Establishment of a Security Department.

2. Which developments are most affected? (list below)
 All developments are equally affected.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: OK002a01)

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

The Oklahoma City Housing Authority has for many years allowed pet ownership by persons residing in our housing developments. Article III, Section 3 .04 1. of our current Dwelling Lease reads "Pets shall be maintained in Dwelling Units only upon the Tenant's obtaining written permission from the appropriate Housing Manager. Any permission pertains only to pets owned by Tenants and visitor's pets are not allowed. In housing built exclusively for occupancy by the elderly and handicapped, such permission will be granted only in accordance with the Policy on Pet Ownership in Elderly Housing. In family housing developments, such permission will be granted only in accordance with the Policy on Pet Ownership in Family Housing. Said Policies are, by specific reference, incorporated herein and made a part of this Dwelling Lease."

It is important to note that Section 31 of the USHA relates only to pet ownership requirements for residents of public housing other than federally assisted rental housing for elderly or persons with disabilities. Section 31 does not apply to public housing for the elderly or persons with disabilities. Section 227 of the Housing and Urban-Rural Recovery Act of 1983 covers pet ownership requirements for this type of housing. The new Section 31 relating to family housing development does not alter or affect the 1983 elderly housing regulations in any way.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
 Provided below:

The Resident Advisory Board received copies of the Plan's Executive Summary prior to their meeting and were afforded special opportunities to review the Plan. On September 5, 2002, several members of the Board (public housing and Section 8 residents) met and discussed the Plan. All persons attending were very supportive and complimentary. No changes were recommended.

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:

 Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe) The Mayor selects the candidate

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization
 Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list) No votes are cast

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: Oklahoma City, Oklahoma

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 in the jurisdiction 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.
- Other: (list below)

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

D. Other Information Required by HUD

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

Attachments

Use this section to provide any additional attachments referenced in the Plan

Statement of Progress – Attachment OK002a01
Capital Fund Program: Performance and Evaluation Report FY 00 – Attachment OK002b01
Capital Fund Program: Performance and Evaluation Report FY 01 – Attachment OK002c01
Voluntary Conversion Required Initial Assessment – Attachment OK002d01
Section 8 Homeownership Capacity Statement – Attachment OK002e01
Resident Assessment Survey – Follow-up Plan – Attachment OK002f01

Statement of Progress

Attachment to the
FY 2003 Annual Plan

The Oklahoma City Housing Authority had good success in meeting several goals and objectives listed in the Five Year Plan (FY 2000 - FY 2004).

Specifically, we applied for many more Section 8 Vouchers than planned. We applied for Mainstream Vouchers, Family Unification Vouchers, Fair Share Vouchers, and Designate Housing Support Vouchers. These Vouchers will allow the Authority the ability to offer many more housing opportunities to citizens of Oklahoma City.

During FY 2000 we implemented site-based waiting lists at each of the 10 Senior Citizen Developments. This opportunity began September 1, 2000 and shows some success at leasing developments with lower occupancy.

During FY 2000 we also sought and received approval to designate four additional sites as senior only. The result is geographically dispersed housing options for mixed-aged living and senior-citizen living.

During FY 2001 we implemented a Section 8 Homeownership Program and a Community Service Program to ensure many additional opportunities are available to our residents.

During FY 2001 and continuing through 2002 we began a major reorganization of the Authority's administration. The process has resulted in better service to our customers and will soon expand the level of housing choice in Oklahoma City.

A major goal listed in our FY 2000 Plan was to improve our Physical Inspection score under the Public Housing Assessment System. We are pleased to report as a result of several innovative programs our score improved dramatically.

We look forward to continuing our efforts to provide affordable, decent, safe and sanitary housing assistance with quality environments and opportunities to low income people of Oklahoma City.

Resident Member on Board of Commissioners

Attachment to the
FY 2003
Annual Plan

The Bylaws of the Oklahoma City Housing Authority require that one (1) member of the five (5) member Board of Commissioners be a resident of Oklahoma City Housing Authority property. The Commissioners are appointed by the Mayor of Oklahoma City and serve a three (3) year term.

At present, Ms. Marcia Muhammad serves as a Commissioner and is a resident of a scattered site. Her current term expires June 30, 2005.

Membership of the Resident Advisory Board

(as of September 1, 2002)

Marie McGuire Plaza OKLA 2-4

Ms. Shirley Baxter
1316 N.E. 12th #909
Oklahoma City, OK 73117

Mr. John Gunter
1316 N.E. 12th #607
Oklahoma City, OK 73117

The Towers Apartments OKLA 2-8

Ms. Alena Gentry
1014 N. Robinson #2E
Oklahoma City, OK 73102

Ms. Judith DeSare
1014 N. Robinson #2H
Oklahoma City, OK 73102

Classen Senior Center OKLA 2-9

Ms. Margaret Zoubi
913 N.W. 12th #214
Oklahoma City, OK 73106

Ms. Trudy Ray
913 N.W. 12th #207
Oklahoma City, OK 73106

Shartel Towers OKLA 2-11

Mr. Roy Barton
5415 S. Shartel #505
Oklahoma City, OK 73109

Mr. David Ashley
5415 S. Shartel #235
Oklahoma City, OK 73109

Louis F. Danforth Center 2-15

Ms. Ozella Vaeth
5301 N. Meridian #110
Oklahoma City, OK 73112

Ms. Eula (Jill) Cox
5301 N. Meridian #217
Oklahoma City, OK 73112

Andrews Square OKLA 2-18

Mr. Edward Norton
2101 S. Harvey #413
Oklahoma City, OK 73109

Ms. Laurette (Micki) Pratt
2101 S. Harvey #123
Oklahoma City, OK 73109

Reding Senior Center OKLA 2-23

Mr. James (Bob) Eustice
1025 D S.W. 38th
Oklahoma City, OK 73109

Vacant

Wyatt F. Jeltz Center OKLA 2-25

Mr. Henry Boone
1225 N. Kate #48
Oklahoma City, OK 73117

Mr. Clyde Madden
1225 N. Kate #116
Oklahoma City, OK 73117

Hillcrest Senior Center 2-29

Ms. Priscilla Tate
2325 S. W. 59th #518
Oklahoma City, OK 73119

Mr. Jimmy Dodson
2325 S. W. 59th #213
Oklahoma City, Oklahoma 73119

Candle Lake Senior Center 2-30

Ms. Hilda Reese
3540 N. W. 56th #308
Oklahoma City, OK 73112

Ms. Betty Pierce
3540 N. W. 56th #403
Oklahoma City, OK 73112

Will Rogers Courts OKLA 2-1

Ms. Pat Evans
1500 Westwood
Oklahoma City, OK 73108

Mr. James Gallaspie
1602 Pettee
Oklahoma City, OK 73108

Resident Advisory Board
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Oak Grove OKLA 2-7

Ms. Santiage Quinones
3547 S.W. 17th
Oklahoma City, OK 73108

Ms. Martha Hamilton
3146 S.W. 17th
Oklahoma City, OK 73108

Ambassador Courts OKLA 2-12

Mr. Larry Brassfield
872 S.E. 15th
Oklahoma City, OK 73129

Ms. Maribel Ayala
810 S.E. 15th
Oklahoma City, OK 73129

Sooner Haven OKLA 2-13

Mr. Charles Sellers
3664 N. Lottie
Oklahoma City, OK 73111

Vacant

Fred Factory Gardens OKLA 2-14

Ms. Gwen Brazille
3836 Dunjee 8E
Spencer, OK 73084

Vacant

Scattered Sites

Ms. Johnella Williamson
444 S. E. 49th
Oklahoma City, OK 73129

Ms. Alzada Laviolette
1449 N.E. 12th
Oklahoma City, OK 73117

Section 8

Hope Richardson
811 N.W. 24th
Oklahoma City, OK 73106

Debra Schweickart
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HA/IHA Name Capital Fund Number FFY of Grant Approval
 OKLAHOMA CITY HOUSING AUTHORITY OK56P002719 2000

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision# Performance and Evaluation Report for Program Year Ending 06/30/02

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CF Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	60,000	60,000	60,000	60,000
3	1408 Management Improvement	801,041	811,124	811,124	694,670
4	1410 Administration	318,891	317,775	317,774	248,358
5	1411 Audit	6,500	0	0	0
6	1415 Liquidated Damages	0	0	-1,700	-1,700
7	1430 Fees & Costs	262,320	262,320	262,320	213,947
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	471,299	323,454	323,454	323,454
10	1460 Dwelling Structures	2,844,726	3,064,456	3,064,454	2,390,521
11	1465.1 Dwelling Equipment - Nonexpendable	124,218	124,218	124,218	124,218
12	1470 Nondwelling Structures	12,500	150	150	150
13	1475 Nondwelling Equipment	96,325	96,325	96,324	96,324
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Costs	2,000	0	0	0
17	1498 Mod Used for Development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 19)	60,000	0	0	0
19	Amt of Annual Grant (Sum of lines 2 - 18)	5,059,820	5,059,822	5,058,120	4,149,942
20	Amt of line 19 Related to LBP Activities	4,000	3,679	3,679	3,679
21	Amt of line 19 Related to Section 504 Compliance	0	0	0	0
22	Amt of line 19 Related to Security	327,552	328,860	328,859	328,859
23	Amt of line 19 Related to Energy Consrvatn Measures	1,335,716	1,472,609	1,472,609	925,870

Signature of Executive Director and Date

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
HA-WIDE HA-WIDE	OPERATING BUDGET	1406	100.00%	60,000	60,000	60,000	60,000	COMPLETED 5/31/01
1 b.	SECURITY TRAINING	1408	100.00%	25,000	7,139	7,139	7,139	FUNDS TRANSFERRED TO OTHER WORK ITEM TO COVER BUDGET SHORTFALL
1 c.	COMPUTER SOFTWARE	1408	100.00%	5,000	5,000	5,000	5,000	
1 d.	SENIOR LUNCH PROGRAM	1408	100.00%	210,000	210,000	210,000	93,545	
1 e.	SECURITY PERSONNEL	1408	7	141,917	161,086	161,086	161,086	ON STAFF FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
1 f.	DRUG INVESTIGATOR	1408	1	36,570	36,570	36,570	36,570	ON STAFF
1 g.	HOMELESS TRANSITIONAL COORDINATOR	1408	1	18,698	18,872	18,872	18,872	ON STAFF FUNDS TRANSFERRED FROM OTHER WORK ITEM TO COVER BUDGET SHORTFALL
1 h.	TRAVELING CLOTHES CLOSET	1408	1	23,856	23,682	23,682	23,682	ON STAFF FUNDS TRANSFERRED TO OTHER WORK ITEM TO COVER BUDGET SHORTFALL
1 i.	REHAB FORCE ACCOUNT	1408	35.00%	300,000	300,000	300,000	300,000	COMPLETED 3/31/01
1 j.	MAINTENANCE & MANAGEMENT REVIEW	1408	100.00%	40,000	48,775	48,775	48,775	FUNDS TRANSFERRED FROM OTHER WORK ITEM TO COVER BUDGET SHORTFALL
	NONTECHNICAL SALARIES	1410	7	52,888	52,888	52,888	52,888	ON STAFF

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	TECHNICAL SALARIES	1410	10	193,716	193,716	193,716	124,300	ON STAFF
	EMPLOYEE BENEFIT CONTRIBUTION	1410	17	67,787	67,787	67,787	67,787	ON STAFF
	PRINTING OF COMPREHENSIVE GRANT MATERIAL	1410	100.00%	1,500	25	25	25	FUNGIBILITY-EXPEDITED TO 2001 CFP
	ADVERTISING COSTS	1410	100.00%	3,000	3,359	3,359	3,359	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	AUDIT COSTS	1411	100.00%	6,500	0	0	0	AUDIT COSTS FUNDED UNDER OPERATING BUDGET
	LIQUIDATED DAMAGES	1415		0	0	-1,700	-1,700	
	ARCHITECT & ENGINEERING MISC FEES	1430	100.00%	15,000	68,952	68,952	35,966	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
	ASBESTOS & LBP TESTING	1430	11	2,000	1,784	1,784	1,784	FUNDS TRANSFERRED TO OTHER WORK ITEM TO COVER BUDGET SHORTFALL OKLA 2-1,LBP REEVALUATE OKLA 2-3,LBP REEVALUATE OKLA 2-7,LBP REEVALUATE OKLA 2-14,LBP REEVALUAT OKLA 2-15, ASBESTOS OKLA 2-30, #419 MOLD OKLA 2-30, #419 & #403 AIR QUALITY SAMPLES OKLA 2-33,LBP REEVALUAT OKLA 2-35,LBP REEVALUAT MISC METAL SAMPLES
	INSPECTION SERVICE-TWO TECH SERV INSPECTORS (JOEY & RON)	1430	7	67,740	67,740	67,740	67,740	ON STAFF
	REPRODUCTION COST FOR PLANS NOT FURNISHED BY A/E	1430	100.00%	1,000	64	64	64	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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				Original	Revised(1)	Obligtd(2)	Expnded(2)	
	LANDSCAPE AND NUISANCE TREE REMOVAL	1450	75	8,329	38,410	38,410	38,410	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL OKLA 2-3, 11 UNITS OKLA 2-6, 5 UNITS OKLA 2-9, 1 UNIT OKLA 2-14, 2 UNITS OKLA 2-15, 1 UNIT OKLA 2-18, 2 UNITS OKLA 2-21, 1 UNIT OKLA 2-23, 2 UNITS OKLA 2-32, 1 UNIT OKLA 2-33, 43 UNITS OKLA 2-34, 1 UNIT OKLA 2-35, 3 UNITS OKLA 2-36, 1 UNIT OKLA 2-38, 1 UNIT

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				Original	Revised(1)	Obligtd(2)	Expndd(2)	
	CONCRETE REPAIR	1450	84	10,000	36,008	36,008	36,008	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL MAIN OFFICE HANDICAP RAMP OKLA 2-1, 3 UNITS OKLA 2-3, 2 UNITS OKLA 2-4, 3 UNITS OKLA 2-7, 2 UNITS OKLA 2-15, 1 UNIT OKLA 2-13, 2 UNITS OKLA 2-18, 1 UNIT OKLA 2-23, 2 UNITS OKLA 2-25, 1 UNIT OKLA 2-29, 1 UNIT OKLA 2-32, 14 UNITS OKLA 2-33, 26 UNITS OKLA 2-35, 11 UNITS OKLA 2-36, 2 UNITS OKLA 2-38, 12 UNITS
	REPAIR/REPLACE UTILITY LINES	1450	25	5,000	23,098	23,098	23,098	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL OKLA 2-3, 13 UNITS OKLA 2-6, 2 UNITS OKLA 2-8, 1 UNIT OKLA 2-13, 4 UNITS OKLA 2-21, 1 UNIT OKLA 2-22, 1 UNIT OKLA 2-23, 1 UNIT OKLA 2-32, 1 UNIT OKLA 2-33, 1 UNIT

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	EROSION & DRAINAGE IMPROVEMENTS	1450	10	4,000	12,108	12,108	12,108	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORFTALL OKLA 2-3, 2 UNITS OKLA 2-13, 2 UNITS OKLA 2-14, 1 UNIT OKLA 2-32, 3 UNITS OKLA 2-33, 1 UNIT OKLA 2-34, 2 UNITS
	REPAIR/REPLACE HOT WATER TANKS	1450	1	3,000	1,998	1,998	1,998	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL OKLA 2-3, 1 UNIT
	FOUNDATION REPAIRS	1450	10	8,000	15,700	15,700	15,700	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL OKLA 2-3, 1 UNIT OKLA 2-6, 2 UNITS OKLA 2-8, 1 UNIT OKLA 2-22, 1 UNIT OKLA 2-23, 2 UNITS OKLA 2-32, 1 UNIT OKLA 2-33, 1 UNIT OKLA 2-34, 1 UNIT

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
	EXTERIOR WALL REPAIRS	1450	39	96,720	6,380	6,380	6,380	OKLA 2-3, 4 UNITS OKLA 2-7, 1 UNIT OKLA 2-13, 5 UNITS OKLA 2-21, 1 UNIT OKLA 2-22, 6 UNITS OKLA 2-32, 3 UNITS OKLA 2-33, 8 UNITS OKLA 2-34, 6 UNITS OKLA 2-35, 3 UNITS OKLA 2-36, 1 UNIT OKLA 2-38, 1 UNIT UTILIZED FUNGIBILITY AND TRANSFER BALANCE TO 2001 CFP
	REPAIR/REPLACE VINYL SIDING	1460	24	5,000	12,513	12,513	12,513	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL OKLA 2-3, 1 UNIT OKLA 2-6, 10 UNITS OKLA 2-12, 10 UNITS OKLA 2-34, 3 UNITS

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Obligtd(2)	Expndd(2)	
	REPAIR/REPLACE FLOOR TILE	1460	44	20,000	69,486	69,486	69,486	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL OKLA 2-3, 16 UNITS OKLA 2-4, 2 UNITS OKLA 2-7, 3 UNITS OKLA 2-8, 3 UNITS OKLA 2-11, 2 UNITS OKLA 2-12, 1 UNIT OKLA 2-14, 2 UNITS OKLA 2-15, 1 UNIT OKLA 2-18, 1 UNIT OKLA 2-21, 1 UNIT OKLA 2-25, 3 UNITS OKLA 2-30, 1 UNIT OKLA 2-33, 2 UNITS
	ASBESTOS & LBP ABATEMENT	1460	5	2,000	1,895	1,895	1,895	UTILIZED FUNGIBILITY AND TRANSFERRED BALANCE TO 2001 CFP OKLA 2-3, LEAD WIPES OKLA 2-7, LEAD WIPES OKLA 2-38, 3 UNITS
	REPAIR/REPLACE GARAGE DOORS	1460	4	5,000	1,590	1,590	1,590	UTILIZED FUNGIBILITY AND TRANSFERRED BALANCE TO 2001 CFP OKLA 2-3, 1 UNIT OKLA 2-33, 1 UNIT OKLA 2-35, 2 UNITS

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
	REPAIR/REPACE FURNACES & DUCTWORK	1460	11	5,000	10,934	10,934	10,934	OKLA 2-3, 6 UNITS OKLA 2-12, 1 UNIT OKLA 2-33, 4 UNITS UTILIZED FUNGIBILITY AND TRANSFERRED BALANCE TO 2001 CFP
	REPAIR/REPLACE ROOFS	1460	47	7,500	79,199	79,199	79,199	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL OKLA 2-3, 12 UNITS OKLA 2-4, 1 UNIT OKLA 2-6, 7 UNITS OKLA 2-12, 4 UNITS OKLA 2-13, 2 UNITS OKLA 2-21, 3 UNITS OKLA 2-22, 3 UNITS OKLA 2-32, 1 UNIT OKLA 2-33, 4 UNITS OKLA 2-34, 6 UNITS OKLA 2-35, 3 UNITS OKLA 2-38, 1 UNIT

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				Original	Revised(1)	Obligtd(2)	Expnded(2)	
	REPAIR/REPLACE ELECTRICAL AND OR PLUMBING	1460	70	5,000	60,518	60,518	60,518	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL OKLA 2-1, 2 UNITS OKLA 2-3, 24 UNITS OKLA 2-6, 3 UNITS OKLA 2-7, 17 UNITS OKLA 2-8, 4 UNITS OKLA 2-11, 1 UNIT OKLA 2-12, 5 UNITS OKLA 2-13, 3 UNITS OKLA 2-21, 2 UNITS OKLA 2-22, 1 UNIT OKLA 2-32, 1 UNIT OKLA 2-33, 7 UNITS
	REFINISH BATH TUBS	1460	54	10,000	49,117	49,117	49,117	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL OKLA 2-1, 6 UNITS OKLA 2-3, 4 UNITS OKLA 2-4, 5 UNITS OKLA 2-7, 2 UNITS OKLA 2-8, 2 UNITS OKLA 2-9, 4 UNITS OKLA 2-12, 16 UNITS OKLA 2-13, 5 UNITS OKLA 2-14, 1 UNIT OKLA 2-15, 4 UNITS OKLA 2-25, 1 UNIT OKLA 2-29, 1 UNIT OKLA 2-30, 1 UNIT OKLA 2-32, 1 UNIT OKLA 2-33, 1 UNIT

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				Original	Revised(1)	Obligtd(2)	Expndd(2)	
	TERMITE TREATMENT	1460	70	4,000	16,378	16,378	16,378	CENTRAL OFFICE WHSE OKLA 2-3, 5 UNITS OKLA 2-6, 6 UNITS OKLA 2-7, 52 UNITS OKLA 2-15, 1 UNIT OKLA 2-34, 2 UNITS OKLA 2-35, 1 UNIT OKLA 2-36, 1 UNIT OKLA 2-38, 1 UNIT FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	REPLACE EXTERIOR DOORS, 1460 JAMBS AND SCREENS		52	5,000	1,468	1,468	1,468	UTILIZED FUNGIBILITY AND TRANSFERRED BALANCE TO 2001 CFP 50 STEEL STRIKER PLATES FOR HA WIDE USE OKLA 2-3, 1 UNIT OKLA 2-4, 1 UNIT
	INTERIOR MODERNIZATION	1460	56	25,000	261,034	261,034	260,883	OKLA 2-3, 24 UNITS OKLA 2-6, 5 UNITS OKLA 2-7, 5 UNITS OKLA 2-8, 5 UNITS OKLA 2-12, 2 UNITS OKLA 2-13, 3 UNITS OKLA 2-21, 2 UNITS OKLA 2-22, 1 UNIT OKLA 2-32, 2 UNITS OKLA 2-33, 6 UNITS OKLA 2-34, 1 UNIT 3-31-02 UTILIZED FUNGIBILITY AND TRANSFE BALANCE TO 2001 CFP

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
GFI		1460	558	55,100	27,591	27,591	27,591	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL OKLA 2-1, 64 UNITS OKLA 2-3, 44 UNITS OKLA 2-4, 29 UNITS OKLA 2-6, 4 UNITS OKLA 2-7, 86 UNITS OKLA 2-8, 17 UNITS OKLA 2-9, 3 UNITS OKLA 2-11, 36 UNITS OKLA 2-12, 29 UNITS OKLA 2-13, 20 UNITS OKLA 2-14, 22 UNITS OKLA 2-15, 1 UNIT OKLA 2-21, 2 UNITS OKLA 2-22, 30 UNITS OKLA 2-23, 3 UNITS OKLA 2-25, 51 UNITS OKLA 2-29, 6 UNITS OKLA 2-30, 46 UNITS OKLA 2-32, 2 UNITS OKLA 2-33, 12 UNITS OKLA 2-34, 27 UNITS OKLA 2-36, 16 UNITS OKLA 2-38, 8 UNITS
	COMPUTER EQUIPMENT	1475	100.00%	15,000	15,000	15,000	15,000	
	BULLETPROOF VESTS	1475	15	6,120	8,464	8,464	8,464	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
	BICYCLE PATROL UNIFORMS	1475	8	890	85	85	85	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	REPLACE DAMAGED SECURITY UNIFORMS AND EQUIPMENT	1475	10	2,000	473	473	473	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	MOBILE RADIOS FOR SECURITY	1475	10	5,000	5,903	5,903	5,903	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	BICYCLE PATROL BICYCLE	1475	1	915	0	0	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	MISC. MAINTENANCE TOOLS	1475	100.00%	5,000	3,924	3,924	3,924	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	MISC. GROUNDS EQUIPMENT	1475	100.00%	15,000	16,076	16,076	16,076	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SECURITY VEHICLES	1475	2	41,400	41,400	41,400	41,400	
	CONTINGENCY	1502	100.00%	60,000	0	0	0	TRANSFERRED \$10,083 TO SECURITY TRAINING AND SECURITY PERSONNEL UTILIZED FUNGIBILITY AN EXPEDITED \$49,917 TO 2001.
	SUBTOTAL			1,707,146	2,144,189	2,142,488	1,923,481	

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
OK-02-01 WILL ROGERS CT	SIDEWALK REPAIRS AND INSTALLATION OF BOLLARDS FOR DUMPSTERS	1450	20.00%	50,000	22,215	22,215	22,215	COMPLETED 5/25/01 FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			50,000	22,215	22,215	22,215	
OK-02-04 MARIE MCGUIRE PLAZA	ARCHITECT/ENGINEERING FEES ON REROOF	1430	100.00%	18,200	7,500	7,500	7,500	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	TEAR-OFF AND REROOF	1460	100.00%	260,000	0	0	0	UTILIZED FUNGIBILITY EXPEDITED TO 1999 CGP
	DWELLING UNIT CONVERSION NEW LINE ITEM	1460		0	16,512	16,512	15,267	WORK APPROVED UNDER 5 YEAR PLAN. UTILIZED FUNGIBILTY
	SUBTOTAL			278,200	24,012	24,012	22,767	
OK-02-07 OAK GROVE	SIDEWALK REMOVAL & REPAIRS	1450	100.00%	125,000	84,500	84,500	84,500	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	TEAR-OFF & REROOF ONE BUILDING	1460	15	30,000	212,447	212,447	204,754	UTILIZED FUNGIBILITY TRANSFERRED TO 2001 CFP
	SUBTOTAL			155,000	296,947	296,947	289,254	

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
OK-02-08 TOWERS APTS	MODERNIZE BATHROOMS & KITCHENS IN NORMEL & BEL AIR BUILDINGS WORK SHALL INCLUDE BUT IS NOT LIMITED TO TUBS, FAUCETS, GRAB BARS ANTISCALD VALVES, COUNTERTOPS, VANITIES, CABINETS, BASINS, ETC.	1460	10	90,000	45,206	45,206	45,206	UTILIZED FUNGIBILITY AND TRANSFERRED BALANCE TO 2001 CFP
	AUTOMATIC DOORS & CARD READER SYSTEM	1460		0	9,220	9,220	9,220	WORK APPROVED IN 5 YEAR PLAN. UTILIZED FUNGIBILITY
	BOILER PARTS	1475	100.00%	5,000	5,000	5,000	5,000	COMPLETED 5/2/01
	RELOCATION	1495	10	2,000	0	0	0	UTILIZED FUNGIBILITY AND TRANSFERRED BALANCE TO 2001 CFP
	SUBTOTAL			97,000	59,426	59,426	59,426	
OK-02-11 SHARTEL TOWERS	ARCHITECT/ENGINEERING FEES REROOF	1430	100.00%	20,790	8,500	8,500	8,500	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	REROOF	1460	100.00%	297,000	45,145	45,145	45,145	UTILIZED FUNGIBILITY EXPEDITED TO 1999 CGP
	SUBTOTAL			317,790	53,645	53,645	53,645	

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
OK-02-12 AMBASSADOR COURTS	SIDEWALK & PARKING LOT REPAIRS	1450	100.00%	70,000	42,904	42,904	42,904	COMPLETED 4/4/01 FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			70,000	42,904	42,904	42,904	
OK-02-13 SOONER HAVEN	ENGINEERING FEES FOR RELOCATION OF HOT WATER TANKS ON TWO STORY UNITS	1430	100.00%	7,840	5,400	5,400	5,400	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SIDEWALK REPAIRS/REPLACEMENTS	1450	100.00%	91,250	40,133	40,133	40,133	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	COMPLETELY MODERNIZE UNITS. WORK SHALL INCLUDE BUT IS NOT LIMITED TO, REPLACING/REINFORCING FLOOR JOISTS, WINDOWS, ETC.	1460	10	145,000	218,837	218,837	183,647	UTILIZED FUNGIBILITY EXPEDITED TO 1999 CGP
	HOT WATER TANK RELOCATION ON TWO STORY UNITS	1460	100.00%	112,000	0	0	0	USED FUNGIBILITY AND EXPEDITED TO 1999 CGP
	SUBTOTAL			356,090	264,370	264,370	229,180	
OK-02-14 FRED FACTORY GARDENS	BIRD CONST-LITIGATION ACCOUNT	1460	100.00%	0	0	0	0	LITIGATION ACCOUNT EXPEDITED FROM 1999 CGP EXPEDITED TO 2001 CFP

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
SUBTOTAL				0	0	0	0	
OK-02-15 LOUIS F DANFORTH SR CENTER	ARCHITECT & ENGINEER FEES MECHANICAL SYSTEM REPLACEMENT	1430	100.00%	69,300	53,950	53,950	49,741	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	ENGINEERING FEES FOR REPLACEMENT OF ROOF	1430	100.00%	18,200	8,500	8,500	8,500	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	MECHANICAL SYSTEM REPLACEMENT	1460	100.00%	990,000	816,997	816,997	654,058	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	ROOF REPLACEMENT	1460	100.00%	260,000	212,000	212,000	212,000	EXPEDITED FROM 1999 CGP
	REMOVE & REPLACE WALLPAPER IN COMMON AREAS	1470	100.00%	10,000	0	0	0	WORK COMPLETED UNDER ROSS GRANT. UTILIZED FUNGIBILITY AND TRANSFERRED TO 2001 CFP
SUBTOTAL				1,347,500	1,091,447	1,091,447	924,298	
OK-02-23 REDING SR CR	ENGINEERING FEES TO DESIGN GEOTHERMAL INSTALL AND HOT WATER TANK REPLACEMENT	1430	100.00%	26,250	29,330	29,330	21,587	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
	REPLACE 5 LAUNDRY FACILITY DOORS (FRONT&BACK) WITH METAL DOORS AND NEW HARDWARE. REPLACE AS NEEDED DEVELOPMENT ENTRY AND STORM DOORS AND HARDWARE (LEVER HANDLE) FRONT AND BACK @ \$600 EACH.	1460	100.00%	60,600	26,916	26,916	26,916	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	GEOHERMAL INSTALLATION AND HOT WATER TANK REPLACEMENT	1460	100.00%	101,326	549,000	549,000	177,153	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	TREAT FOR TERMITES	1460	100.00%	34,200	19,991	19,991	19,991	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	INSTALL HANDRAIL AT ENTRANCE TO COMMUNITY CENTER	1470	100.00%	1,500	0	0	0	WORK COMPLETED UNDER CFP FUNDS-FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			223,876	625,237	625,237	245,647	
OK-02-25 WYATT F JELTZ SR CR	CAULK WINDOWS	1460	100.00%	16,000	0	0	0	WORK COMPLETED WITH CFP FUNDS. FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	MECHANICAL SYSTEM REPLACEMENT	1460		0	8,480	8,480	8,480	NEW LINE ITEM FOR HUNTER MECHANICAL CHANGE ORDER UNDER 5 YEAR PLAN UTILIZED FUNGIBILITY
	REPLACEMENT OF LAUNDRY WASTE LINE	1460		0	3,600	3,600	3,600	APPROVED UNDER 5 YEAR PLAN. UTILIZED FUNGIBILITY
	RANGES & REFRIGERATORS	1465	100.00%	124,218	101,334	101,334	101,334	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			140,218	113,414	113,414	113,414	
OK-02-29 HILLCREST SR CITIZEN CTR	ENGINEERING FEES TO UPDATE ELEVATOR	1430	100.00%	16,000	10,600	10,600	7,165	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	UPDATE ELEVATORS	1460	100.00%	300,000	283,871	283,871	189,001	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	RANGES & REFRIGERATORS	1465		0	22,884	22,884	22,884	APPROVED UNDER 5 YEAR PLAN. UTILIZED FUNGIBILITY
	SUBTOTAL			316,000	317,355	317,355	219,050	
OK-02-30 CANDLE LAKE SR CR	COMMUNITY CENTER KITCHEN MODERNIZATION.	1460		0	4,511	4,511	4,511	APPROVED UNDER 5 YEAR PLAN. UTILIZED FUNGIBILITY

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
	REPLACE GAZEBO ROOF	1470	100.00%	1,000	150	150	150	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			1,000	4,661	4,661	4,661	
	GRAND TOTALS			5,059,820	5,059,822	5,058,120	4,149,942	

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Development Number/Name	All Funds Oblg.(Qtr. End. Dt.)			All Funds Expd.(Qtr. End. Dt.)			Reasons for Revised Target Dates
	Original	Rvisd(1)	Actl(1)	Original	Rvisd(1)	Actl(2)	
HA-WIDE HA-WIDE							
1 b.	09/30/02		10/31/01	09/30/04		03/31/02	
1 c.	09/30/02		03/29/02	09/30/04		03/29/02	
1 d.	09/30/02		11/02/01	09/30/04			
1 e.	09/30/02		12/13/01	09/30/04		12/31/01	
1 f.	09/30/02		11/06/00	09/30/04		12/31/01	
1 g.	09/30/02		10/31/01	09/30/04		05/31/02	
1 h.	09/30/02		10/31/01	09/30/04		09/30/01	
1 i.	09/30/02		11/06/00	09/30/04		03/31/01	
1 j.	09/30/02		12/28/01	09/30/04		12/28/01	
OK-02-01 WILL ROGERS CT	09/30/02		06/30/01	09/30/04		06/30/01	
OK-02-04 MARIE MCGUIRE PLAZA	09/30/02		06/30/02	09/30/04		06/30/02	
OK-02-07 OAK GROVE	09/30/02		03/31/02	09/30/04			
OK-02-08 TOWERS APTS	09/30/02		03/31/02	09/30/04		06/30/02	
OK-02-11 SHARTEL TOWERS	09/30/02		03/31/02	09/30/04		03/31/02	
OK-02-12 AMBASSADOR COURTS	09/30/02		12/31/00	09/30/04		06/30/01	
OK-02-13 SOONER HAVEN	09/30/02		03/31/02	09/30/04			
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Development Number/Name	All Funds Oblg.(Qtr. End. Dt.)			All Funds Expd.(Qtr. End. Dt.)			Reasons for Revised Target Dates
	Original	Rvisd(1)	Actl(1)	Original	Rvisd(1)	Actl(2)	
OK-02-14 FRED FACTORY GARDENS	09/30/02			09/30/04			EXPEDITED TO 2001 CFP
OK-02-15 LOUIS F DANFORTH SR CENTER	09/30/02		03/31/02	09/30/04			
OK-02-23 REDING SR CR	09/30/02		06/30/02	09/30/04			
OK-02-25 WYATT F JELTZ SR CR		09/30/02	03/31/02		09/30/04	03/31/02	UTILIZED FUNGIBILITY APPROVED UNDER 5 YEAR PLAN
OK-02-30 CANDLE LAKE SR CR	09/30/02		03/31/02	09/30/04		03/31/02	

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HA/IHA Name Capital Fund Number FFY of Grant Approval
 OLAHOMA CITY HOUSING AUTHORITY OK56P002709 2001

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/ Revision# Performance and Evaluation Report for Program Year Ending 06/30/02

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CF Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	298,588	298,588	298,588	298,588
3	1408 Management Improvement	757,343	757,343	496,978	422,573
4	1410 Administration	406,990	406,990	406,238	43,912
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	-400	-400
7	1430 Fees & Costs	128,703	128,703	124,697	32,537
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	31,500	41,018	36,016	30,061
10	1460 Dwelling Structures	3,129,884	3,120,366	1,203,930	689,747
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	299,653	299,653	89,500	0
13	1475 Nondwelling Equipment	62,925	62,925	27,502	26,146
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Costs	1,000	1,000	0	0
17	1498 Mod Used for Development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 19)	46,000	46,000	0	0
19	Amt of Annual Grant (Sum of lines 2 - 18)	5,162,586	5,162,586	2,683,049	1,543,164
20	Amt of line 19 Related to LBP Activities	0	0	0	0
21	Amt of line 19 Related to Section 504 Compliance	0	0	0	0
22	Amt of line 19 Related to Security	196,842	196,734	165,685	165,685
23	Amt of line 19 Related to Energy Consrvatn Measures	472,611	518,640	206,120	15,892

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
HA-WIDE HA-WIDE	OPERATING BUDGET	1406	100.00%	298,588	298,588	298,588	298,588	
	SECURITY GUARDS	1408	7	141,917	141,025	141,025	141,025	PORTION OF FUNDS TRANSFERRED TO EMPLOYEE BENEFITS LINE ITEM FOR SECURITY GUARDS.
	SECURITY TRAINING	1408	100.00%	25,000	24,228	6,520	6,520	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	COMPUTER SOFTWARE	1408	100.00%	5,000	5,000	0	0	
	STAFF TRAINING	1408	100.00%	15,000	15,772	15,772	15,772	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SENIOR LUNCH PROGRAM	1408	100.00%	210,000	210,000	0	0	
	REHAB FORCE ACCOUNT	1408	36.00%	300,000	270,456	270,456	215,501	FUNDS TRANSFERRED TO REHAB FORCE ACCOUNT EBC
	EBC FOR HOME CNSLR/SUPPORT SER. ASST	1408		0	2,476	2,476	1,455	EMPLOYEE BENEFITS APPROVED UNDER 5 YEAR PLAN. GAP REQUIRES SEPERATE LINE ITEM.
	EBC FOR HOMELESS TRANS COORDINATOR GAP ACCOUNTING REQUIRES SEPERATE LINE ITEM.	1408		0	3,653	3,653	1,479	EMPLOYEE BENEFITS APPROVED UNDER 5 YEAR PLAN

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	HOMELESS TRANSITIONAL COORDINATOR GAP ACCOUNTING REQUIRES SEPERATE LINE ITEM.	1408		0	5,259	5,259	5,259	APPROVED UNDER 5 YEAR PLAN. UTILIZED FUNGIBILITY
	TRAVELING CLOTHES CLOSET	1408	1	23,856	0	0	0	POSITION DISOLVED FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	HOME CNSLR/SUPPORT SERVICES ASST.II GAP ACCOUNTING REQUIRES SEPERATE LINE ITEM.	1408		0	21,380	21,380	16,773	APPROVED UNDER 5 YEAR PLAN. UTILIZED FUNGIBILITY
	EBC FOR REHAB FORCE ACCT. * NEW WORK ITEM *	1408		0	20,406	20,406	8,827	APPROVED UNDER 5 YEAR PLAN. UTILIZED FUNGIBILITY
	EBC FOR SECURITY GUARDS * NEW WORK ITEM *	1408		0	10,030	10,030	9,962	APPROVED UNDER 5 YEAR PLAN. UTILIZED FUNGIBILITY
	OUTREACH FOR APPLICANTS	1408	100.00%	36,570	27,658	0	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	NONTECHNICAL SALARIES	1410	7	55,860	55,860	55,860	14,242	ON STAFF
	TECHNICAL SALARIES	1410	10	275,090	275,090	275,290	0	ON STAFF
	EMPLOYEE BENEFIT CONTRIBUTION	1410	17	71,540	71,540	71,540	26,122	ON STAFF

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
	PRINTING AND DISTRIBUTION OF CAPITAL FUND MATERIALS	1410	100.00%	1,500	952	0	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	ADVERTISING COSTS	1410	100.00%	3,000	3,548	3,548	3,548	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	LIQUIDATED DAMAGES	1415		0	0	-400	-400	
	ARCHITECT/ENGINEER FEES TO UPDATE CENTRAL OFFICE MECHANICAL SYSTEM	1430	100.00%	9,423	11,556	11,556	5,365	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	MISC ARCH & ENGINEERING FEES	1430	100.00%	15,000	16,513	16,288	715	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	A & E FOR CENTRAL OFFICE AND MAINTENANCE ROOF REPLACEMENT	1430	100.00%	6,200	10,394	9,460	5,676	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	ASBESTOS & LBP TESTING	1430	5	2,000	2,000	153	153	SUPPLIES-BAGS, FILTERS AND RESPIRATORS. OKLA 2-14, 5 SAMPLES
	REPRODUCTION COSTS FOR PLANS NOT SUPPLIED BY ARCHITECT & ENGINEER.	1430	100.00%	1,000	1,000	0	0	

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				Original	Revised(1)	Obligtd(2)	Expnded(2)	
	REPAIR/REPLACE UTILITY LINES	1450	10	15,000	15,000	9,998	9,748	NE METRO; 1 UNIT OKLA 2-3, 3 UNITS OKLA 2-6, 1 UNIT OKLA 2-7, 2 UNITS OKLA 2-14, 2 UNITS OKLA 2-21, 1 UNIT
	LANDSCAPE, TREE REMOVAL	1450	25	15,000	15,980	15,980	10,275	OKLA 2-3, 5 UNITS OKLA 2-6, 10 UNITS OKLA 2-21, 1 UNIT OKLA 2-23, 1 UNIT OKLA 2-33, 1 UNIT OKLA 2-34, 6 UNITS OKLA 2-36, 1 UNIT FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
	COMPLETE	1460	70	100,000	101,812	96,162	48,347	OKLA 2-1, 3 UNITS
	EXTERIOR/INTERIOR MOD							OKLA 2-3, 12 UNITS
	OF VACANT UNITS AS							OKLA 2-4, 1 UNIT
	REQUIRED TO COMPLY WITH							OKLA 2-6, 4 UNITS
	PHAS REQUIREMENTS							OKLA 2-7, 9 UNITS
								OKLA 2-8, 2 UNITS
								OKLA 2-12, 7 UNITS
								OKLA 2-13, 3 UNITS
								OKLA 2-14, 8 UNITS
								OKLA 2-18, 1 UNIT
								OKLA 2-21, 1 UNIT
								OKLA 2-22, 1 UNIT
								OKLA 2-23, 3 UNITS
								OKLA 2-30, 3 UNITS
								OKLA 2-38, 1 UNIT
								OKLA 2-33, 3 UNITS
								OKLA 2-34, 8 UNITS
								FUNDS TRANSFERRED FROM
								OTHER WORK ITEMS TO
								COVER BUDGET SHORTFALLS
	ASBESTOS & LBP	1460	10.00%	27,000	27,000	0	0	
	ABATEMENT							

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				Original	Revised(1)	Obligtd(2)	Expndd(2)	
	REPAIR/REPLACE BATH TUBS	1460	59	15,000	59,940	59,940	58,895	OKLA 2-1, 16 UNITS OKLA 2-3, 8 UNITS OKLA 2-4, 6 UNITS OKLA 2-8, 1 UNIT OKLA 2-9, 3 UNITS OKLA 2-11, 1 UNITS OKLA 2-12, 14 UNITS OKLA 2-13, 4 UNITS OKLA 2-15, 1 UNIT OKLA 2-23, 1 UNIT OKLA 2-29, 1 UNIT OKLA 2-33, 2 UNITS OKLA 2-34, 1 UNIT FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALLS
	UPDATE CENTRAL OFFICE MECHANICAL UNITS (11) AND CONTROL SYSTEMS	1470	100.00%	154,808	154,808	0	0	
	REPLACE CENTRAL OFFICE AND MAINTENANCE OFFICE ROOFS	1470	100.00%	144,845	144,845	89,500	0	
	COMPUTER EQUIPMENT	1475	100.00%	15,000	15,000	3,026	3,026	
	BULLETPROOF VESTS	1475	15	6,120	6,120	500	500	
	BICYCLE PATROL UNIFORMS	1475	5	890	890	0	0	
	REPLACE DAMAGED UNIFORMS	1475	8	2,000	2,000	116	116	

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expndd(2)	
	MOBILE RADIOS FOR SECURITY	1475	10	5,000	5,000	967	967	
	ONE BICYCLE FOR SECURITY PATROL	1475	1	915	915	0	0	
	MISC MAINTENANCE TOOLS	1475	100.00%	5,000	3,847	1,876	1,865	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	MISC. GROUNDS EQUIPMENT	1475	100.00%	5,000	6,153	1,981	1,786	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	LOBBY FURNISHINGS AND AMENITIES	1475	100.00%	7,000	7,000	4,225	4,225	
	PICK UP TRUCK FOR TECH SERV DEPT	1475	2	16,000	16,000	14,812	13,662	
	RELOCATION	1495	100.00%	1,000	1,000	0	0	
	CONTINGENCY	1502	100.00%	46,000	46,000	0	0	
	SUBTOTAL			2,078,122	2,133,694	1,537,942	929,993	
OK-02-01 WILL ROGERS CT	A & E TO UPDATE BREAKER BOXES, PANELS, AND METER BASES	1430	100.00%	36,178	34,860	34,860	5,202	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	UPDATE BREAKER BOXES, PANELS & METER BASES	1460	100.00%	594,357	594,357	0	0	
	SUBTOTAL			630,535	629,217	34,860	5,202	

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Obligtd(2)	Expndd(2)	
OK-02-04 MARIE MCGUIRE PLAZA	PROTOTYPE TO CONVERT TWO ZERO BEDROOM UNITS TO ONE, ONE BEDROOM UNIT	1460	2	15,000	18,803	8,388	8,388	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			15,000	18,803	8,388	8,388	
OK-02-07 OAK GROVE	REROOF-PHASE I/ 34 BLDGS	1460	30.00%	680,000	498,985	430,248	326,919	UTILIZED FUNGIBILITY TO TRANSFER BIRD LITIGATION ACCOUNT FROM 2000 CFP TO 2001 CFP
	EXTERIOR REPAIRS	1460	10.00%	30,000	30,000	10,357	7,763	
	VINYL SIDING REPAIRS & CLEANING	1460	10.00%	30,000	30,000	0	0	
	SUBTOTAL			740,000	558,985	440,605	334,682	
OK-02-08 TOWERS APTS	EXTERIOR COATING REPAIRS	1460	5.00%	8,000	8,000	5,875	0	
	CARD READER * NEW WORK ITEM *	1460		0	3,555	3,555	0	APPROVED UNDER 5 YEAR PLAN. UTILIZED FUNGIBILITY
	SUBTOTAL			8,000	11,555	9,430	0	
OK-02-09 CLASSEN CENTER	INSTALL SITE FENCE AROUND EXPOSED MECHANICAL SYSTEM ON SOUTH SIDE OF BUILDING	1450	100.00%	1,500	1,688	1,688	1,688	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
	EXTERIOR COATING REPAIRS	1460	5.00%	2,000	1,475	1,475	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	INSTALL ONE AUTOMATIC ENTRANCE DOOR	1460	1	17,500	5,512	2,725	2,725	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			21,000	8,675	5,888	4,413	
OK-02-12 AMBASSADOR COURTS	VINYL SIDING REPAIRS & CLEANING	1460	10.00%	30,000	30,000	0	125	
	SUBTOTAL			30,000	30,000	0	125	
OK-02-13 SOONER HAVEN	COMPETE INTERIOR MODERNIZATION INCLUDING BUT NOT LIMITED TO WINDOWS FLOOR JOISTS, ETC.	1460	20	290,000	284,340	165,148	105,249	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			290,000	284,340	165,148	105,249	
OK-02-14 FRED FACTORY GARDENS	REROOF	1460	100.00%	162,662	114,869	93,450	93,450	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	BIRD-LITIGATION	1460		0	130,247	94,745	0	UTILIZED FUNGIBILITY AND TRANSFERRED BIRD LITIGATION ACCOUNT FROM 2000 CFF TO 2001

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
SUBTOTAL				162,662	245,116	188,195	93,450	
OK-02-15 LOUIS F DANFORTH SR CENTER	REPAIR BALCONY RAILS, DOORS & WINDOWS WITH RUSTPROOF PAINT. TUCKPOINT CRACK IN BRICK ABOVE THIRD FLOOR BALCONY AND BELOW FLASHING	1460	100.00%	5,000	5,000	0	0	
	CHANGE ORDER - ROOF	1460		0	3,106	3,106	3,106	APPROVED UNDER 5 YEAR PLAN. UTILIZED FUNGIBILITY
	EXTERIOR COATING REPAIRS	1460	5.00%	2,000	2,000	0	0	
SUBTOTAL				7,000	10,106	3,106	3,106	
OK-02-18 ANDREWS SQUARE	ARCHITECT/ENGINEER FEES FOR NURSE CALL & EMERGENCY NOTIFICATION SYSTEM	1430	100.00%	38,111	35,560	35,560	5,334	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALLS
	FIRE ALARM & EMERGENCY NOTIFICATION SYSTEM	1460	100.00%	626,103	624,547	0	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	UPDATE AUTOMATIC ENTRANCE DOORS WITH CARD ENTRY SYSTEM	1460	100.00%	15,000	16,556	16,556	16,556	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
SUBTOTAL				679,214	676,663	52,116	21,890	

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
OK-02-23 REDING SR CR	TUCKPOINTING & EXTERIOR REPAIRS	1460	10.00%	23,250	23,250	275	275	
	GEOTHERMAL INSTALLATION	1460	100.00%	0	50,000	0	0	NEW WORK ITEM UTILIZED FUNGIBILITY AND EXPEDITED FROM 2000 CFP.
	SUBTOTAL			23,250	73,250	275	275	
OK-02-30 CANDLE LAKE SR CR	ENGINEERING FEES FOR MECHANICAL, RETURN LINES AND METERS	1430	100.00%	20,791	16,820	16,820	10,092	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	AUTOMATIC DOOR SECURITY CARD READER	1450		0	1,900	1,900	1,900	APPROVED UNDER 5 YEAR PLAN. UTILIZED FUNGIBILITY
	SIDEWALK & DRIVEWAY	1450		0	6,450	6,450	6,450	APPROVED UNDER 5 YEAR PLAN. UTILIZED FUNGIBILITY
	REPAIR RETURN LINES ON 1ST FLOOR, ADD WATER SOFTNER & CIRCULATING PUMP AND UPDATE MECHANICAL SYSTEM	1460	20.00%	159,620	159,620	74,300	5,800	
	METER BASES	1460	100.00%	137,392	137,392	115,000	0	
	SUBTOTAL			317,803	322,182	214,470	24,242	

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				Original	Revised(1)	Funds Obligtd(2)	Funds Expnded(2)	
OK-02-32 SCATTERED SITES	EXTERIOR REPAIRS	1460	100.00%	40,000	40,000	5,250	5,250	
	SUBTOTAL			40,000	40,000	5,250	5,250	
OK-02-35 SCATTERED SITES	EXTERIOR REPAIRS	1460	100.00%	40,000	40,000	10,475	0	
	SUBTOTAL			40,000	40,000	10,475	0	
OK-02-36 SCATTERED SITES	EXTERIOR REPAIRS	1460	100.00%	40,000	40,000	1,300	1,300	
	SUBTOTAL			40,000	40,000	1,300	1,300	
OK-02-38 SCATTERED SITES	EXTERIOR REPAIRS	1460	100.00%	40,000	40,000	5,600	5,600	
	SUBTOTAL			40,000	40,000	5,600	5,600	
	GRAND TOTALS			5,162,586	5,162,586	2,683,049	1,543,164	

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Development Number/Name	All Funds Oblg.(Qtr. End. Dt.)			All Funds Expd.(Qtr. End. Dt.)			Reasons for Revised Target Dates
	Original	Rvisd(1)	Actl(1)	Original	Rvisd(1)	Actl(2)	
HA-WIDE HA-WIDE	09/30/03			09/30/05			
OK-02-01 WILL ROGERS CT	09/30/03			09/30/05			
OK-02-04 MARIE MCGUIRE PLAZA	09/30/03			09/30/05			
OK-02-07 OAK GROVE	09/30/03			09/30/05			
OK-02-08 TOWERS APTS	09/30/03			09/30/05			
OK-02-09 CLASSEN CENTER	09/30/03			09/30/05			
OK-02-12 AMBASSADOR COURTS	09/30/03			09/30/05			
OK-02-13 SOONER HAVEN	09/30/03			09/30/05			
OK-02-14 FRED FACTORY GARDENS	09/30/03			09/30/05			
OK-02-15 LOUIS F DANFORTH SR CENTER	09/30/03			09/30/05			
OK-02-18 ANDREWS SQUARE	09/30/03			09/30/05			
OK-02-23 REDING SR CR	09/30/03			09/30/05			
OK-02-30 CANDLE LAKE SR CR	09/30/03			09/30/05			
OK-02-32 SCATTERED SITES	09/30/03			09/30/05			

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Development Number/Name	All Funds Oblg.(Qtr. End. Dt.)			All Funds Expd.(Qtr. End. Dt.)			Reasons for Revised Target Dates
	Original	Rvisd(1)	Actl(1)	Original	Rvisd(1)	Actl(2)	
OK-02-35 SCATTERED SITES	09/30/03			09/30/05			
OK-02-36 SCATTERED SITES	09/30/03			09/30/05			
OK-02-38 SCATTERED SITES	09/30/03			09/30/05			

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2003 Capital Fund Program
Voluntary Conversion Required Initial Assessment

Standards for Identifying Developments (Title 24, Chapter 9, Part 971.3):

- 1) Be on the same or contiguous sites; (OKLA 2-1, 7, 12, 13, and 14)
- 2) Total more than 300 dwelling units; (OKLA 2-1)
- 3) Have a vacancy rate of at least ten percent for dwelling units not in funded, on-schedule modernization; (O-OKLA 2-1, Vacancy rate as of 6/30/01 is 8 units ./- 354 or 2%)

Voluntary Conversion Initial Assessments

- 1) How many of the PHA's developments are subject to the Required Initial Assessment?
0
- 2) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?
10 - Seniors 14 - Family
24 Total (All)
- 3) How many Assessments were conducted for the PHA's covered developments?
N/A
- 4) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessment.
N/A
- 5) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.
N/A - None of the Oklahoma City Housing Authority's developments are subject to assessment requirements.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

John H. Johnson, Executive Director

Date



**Section 8
Homeownership
Capacity Statement**

The Oklahoma City Housing Authority will make available, on a limited basis, to participants in the Section 8 Housing Choice Voucher Program the option of Section 8 Homeownership. The Homeownership option is used to assist a family residing in a home purchased or owned by one or more family members.

The Authority for many years has been an active partner in Homeownership Programs geared toward low-income families. The Authority has participated in Homeownership Buyer Education Programs, housing counseling and is an active member of the Oklahoma City Homeownership Partnership. The Authority has a successful Section 8 Family Self-Sufficiency Program with 75 slots.

The Program Coordinating Committee for the Family Self-Sufficiency Program is comprised of other agencies that deal primarily with issues related to Homeownership. Including but not limited to, Consumer Credit Counseling, Neighborhood Housing Services, Habitat for Humanity for Central Oklahoma, etc.

The Oklahoma City Housing Authority believes it has the capacity and will continue to work toward acquiring additional capacity to successfully operate a Section 8 Homeownership Program.

Follow Up Plan - Resident Assessment Survey

On October 17, 2001, the Oklahoma City Housing Authority received notification of the scores received on our Resident Service and Satisfaction Survey for fiscal year 2000. This Survey is done annually by the Department of Housing and Urban Development (HUD) and is sent to a random sample of public housing residents.

The purpose of the Survey is to measure overall resident satisfaction with their living conditions and covers five (5) separate areas. The Oklahoma City Housing Authority (OCHA) received the following scores:

Maintenance and Repair - 88%, National Average - 89%

Communication - 79%, National Average - 76%

Safety - 73%, National Average - 72%

Services - 93%, National Average - 87%

Neighborhood Appearance - 76%, National Average - 77%

Because our score was less than 75% in the Safety Category, we are required to provide a Follow Plan as a part of this Annual Plan.

While our efforts are always directed towards providing the safest, most secure living environment for our residents, this focus becomes increasingly challenging this year. With the loss of funding from the Public Housing Drug Elimination Program (PHDEP), we will be forced to accept some cuts in critical areas. Sixteen (16) of our Security Guard positions have been funded by the PHDEP Program and will be lost when these funds are fully expended. PHDEP also allowed us to provide Security Screens on ground floor windows and we are fortunate to have been able to do all family developments and most of our 645 scattered site houses.

The FY2000 Survey provided for the first time a breakdown of scoring by development. Of the 25 developments, twelve (12) reflected a score of less than the required 75%. Of these, four (4) were family developments which are multi-family sites: Will Rogers Courts, OKLA 2-1; Oak Grove, OKLA 2-7; Ambassador Courts, OKLA 2-12; and Fred Factory Gardens, OKLA 2-14. Six (6) of the twelve (12) were scattered site developments, with units spread throughout the metropolitan area and the remaining two (2) were Senior Housing Developments, Classen Senior Center, OKLA 2-9; and Andrews Square, OKLA 2-18.

Reviewing the individual questions in this category revealed that the OCHA did score above the national average on each individual question with the exception of "Are you aware of any Crime Prevention Program available to residents (Neighborhood Watch, Tenant Patrols, etc.)?" The National Average score was 46.2%; OCHA's score was 39.2%. While resident turnover remains high, further impacting resident involvement, we will work diligently to improve this area using our Resident Council as the focal point in getting residents involved.