

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

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

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

Streamlined Annual PHA Plan for Fiscal Year: 2004 PHA Name: Wewoka

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: Wewoka

PHA Number: OK096

PHA Fiscal Year Beginning: 07/2004

PHA Programs Administered:

Public Housing and Section 8

Section 8 Only

Public Housing Only

Number of public housing units: 90
Number of S8 units: 145

Number of S8 units:

Number of public housing units:

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

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

PHA Plan Contact Information:

Name: Mr. Terry L. Mantooth
TDD:

Phone: 405-257-5717 #3

Email (if available): ok096wewoka@sbcglobal.net

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

X Main administrative office of the PHA

PHA development management offices

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

X Public library PHA website Other (list below)

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

X Main business office of the PHA PHA development management offices

Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2005
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

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

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

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

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

B. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

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

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

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

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

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

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

2. Program Description:

a. Size of Program

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

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

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:

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

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

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: State of 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)

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

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: Maintaining and improving the quality of housing. Linking housing and supportive services, especially in the elderly, and low income population. Improving rental housing opportunities through funding for additional quality housing such as the HOME program. Promote and further fair housing initiatives.

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. X Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types X Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs X Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). X Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: WEWOKA			Grant Type and Number Capital Fund Program Grant No:OK56P09650104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	15000.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	11899.00			
10	1460 Dwelling Structures	73651.00			
11	1465.1 Dwelling Equipment—Nonexpendable	10000.00			
12	1470 Nondwelling Structures	22000.00			
13	1475 Nondwelling Equipment	12000.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	144,550.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	6000.00			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: WEWOKA		Grant Type and Number Capital Fund Program Grant No:OK56P096501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
96ALL	Hire elderly & resident coordinator	1406	1	15000.00				
96ALL	Purchase maintenance vehicle	1475	1	6000.00				
96ALL	Purchase & install trees&shrubs	1450	1-100	5899.00				
96ALL	Install handicap ramps in existing lots	1450	3	6000.00				
96-1	Purchase & install W/D sets	1465	10	10000.00				
96-1	Purchase & install vanities	1460	20	3000.00				
96-1	Purchase & install medicine cabinets	1460	20	1000.00				
96-1	Build 1 new storm shelter	1470	1	11000.00				
96-2	Purchase & install vanities	1460	20	5000.00				

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: WEWOKA			Grant Type and Number Capital Fund Program Grant No:OK56P096501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
96-2	Continue shower replacement	1460	10	14000.00				
96-2	Carport construction	1470	1	11000.00				
96-3	Continue kitchen cabinet replacement	1460	6	26000.00				
96-3	Continue tub replacement	1460	6	12876.00				
96-3	Continue bathroom vanity replacement	1460	8	2775.00				
96-3	Continue purchase & install carpet	1460	6	9000.00				
96-ALL	Purchase 1 new lawn mower	1475	1	6000.00				
TOTAL				144550.00				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: WEWOKA			Grant Type and Number Capital Fund Program No OK56P09650104 Replacement Housing Factor No:				Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
96ALL	07/31/06			09/30/06			
96-1	07/31/06			09/30/06			
96-2	07/31/06			09/30/06			
96-3	07/31/06			09/30/06			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name WEWOKA				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2004	Work Statement for Year 2 FFY Grant:2004 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2005 PHA FY:2006	Work Statement for Year 4 FFY Grant:2006 PHA FY:2007	Work Statement for Year 5 FFY Grant: 2007 PHA FY:2008
<i>HA-Wide</i>	Annual Statement	22381.00	15000.00	34000.00	15000.00
96001		66438.00	76876.00	52960.00	57651.00
96002		32137.00	28000.00	20000.00	35000.00
96003		21695.00	22775.00	35691.00	35000.00
		0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00
CFP Funds Listed for 5-year planning		142651	142651	142651	142651
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :2 FFY Grant:2004 PHA FY:2005			Activities for Year: 3 FFY Grant: 2005 PHA FY:2006		
2004	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	96ALL/1475	<i>Purchase lawn mower</i>	7381.00	96ALL/1406	<i>Operations</i>	15000.00
Annual	96ALL/1406	<i>Operations</i>	15000.00	96-1/1465	<i>Continue storm3 shelter construction</i>	34438.00
Statement	96-1/1460	Replace shingles on 4 bldgs..	40000.00	96-1/1460	Replace roofs 4	42438.00
	96-1/1450	Resurface parking lot 3	9000.00	96-2/1465	Complete carport construction	20000.00
	96-1/1470	Build storm shelter 2	17438.00	96-2/1465	Begin purchase & installation of washer & dryer	8000.00
	96-2/1460	Continue shower & tub replacement.	8400.00	96-3/1465	Complete carport construction	12000.00
	96-2/1460	Replace roof on bldg 2.	23737.00	96-3/1475	Resurface parking lot	10775.00
	96-3/1460	Continue shower & tub replacement	8400.00			0.00
	96-3/1460	Replace roof on bldg.	11299.00			0.00
	96-3/1460	Continue vanity replacement	1996.00			0.00
			0.00			0.00
			0.00			0.00
Total CFP Estimated Cost			\$142651.00			\$142651.00

8. Capital Fund Program Five-Year Action Plan

Activities for Year : 4 FFY Grant: 2006 PHA FY: 2007			Activities for Year: 5 FFY Grant:2007 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>96ALL/1408</i>	Replace computer equipment	10000.00	<i>96ALL/1406</i>	Operations	15000.00
96ALL/1406	Operations	15000.00	96-1/1465	Continue washer & dryer replacement	16000.00
<i>96ALL/1475</i>	Purchase lawn mower	9000.00	<i>96-1/1465</i>	Replace refrigerator	1900.50
96-1/1460	Replace roofs on 5 bldgs.	50000.00	96-1/1465	Replace ranges	1900.50
96-1/1465	Replace 4 ranges	1360.00	96-1/1460	Replace roofs 2	20876.00
96-1/1465	Replace 2 washer & dryer	1600.00	96-1/1470	Build storm shelter	16974.00
96-2/1465	Continue purchase & installation of washer & dryer	20000.00	96-2/1460	Continue tub replacement	28000.00
96-3/1465	Begin carport construction 3	35691.00	96-2/1465	Continue bathroom vanity replacement	4000.00
		0.00	96-2/1450	Resurface parking lot	3000.00
		0.00	96-3-1460	Continue tub replacement	28000.00
		0.00	96-3/1470	Continue bathroom vanity replacement	4000.00
		0.00	96-3/1450	Resurface parking lot	3000.00
		0.00			0.00
		0.00			0.00
Total CFP Estimated Cost		142651			142651

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report ATTACHMENT B Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: WEWOKA OK096		Grant Type and Number Capital Fund Program Grant No:OK56P09650102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: Performance and Evaluation Report for Period Ending XX Final Performance and Evaluation Report12/31/2003					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0.00		0.00	0.00
3	1408 Management Improvements Soft Costs	4510.00		4510.00	4510.00
	Management Improvements Hard Costs	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	19406.07		19406.07	19406.07
10	1460 Dwelling Structures	102612.30		102612.30	102612.30
11	1465.1 Dwelling Equipment—Nonexpendable	13525.21		13525.21	13525.21
12	1470 Nondwelling Structures	7444.15		7444.15	7444.15
13	1475 Nondwelling Equipment	4199.27		4199.27	4199.27
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1502 Contingency	0.00		0.00	0.00
	Sub Total	151697		151697	151697

Annual Statement/Performance and Evaluation Report ATTACHMENT B
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: WEWOKA OK096	Grant Type and Number Capital Fund Program Grant No:OK56P09650102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:
Performance and Evaluation Report for Period Ending XX Final Performance and Evaluation Report12/31/2003

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	151697.00		151697.00	151697.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance	4847.40		4847.40	4847.40
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	25000.00		25000.00	25000.00
	Collateralization Expenses or Debt Service				

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

PHA Name: Wewoka		Grant Type and Number Capital Fund Program Grant No:OK56P09650102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
96ALL	Purchase copy machine		1408	1	2850.00		2850.00	2850.00	Completed
96ALL	Purchase service counter		1408	1	1660.00		1660.00	1660.00	Completed
96ALL	Sidewalk & ramp replacement		1450	6	11170.00		11170.00	11170.00	Completed
96ALL	Purchase lawn chemicals		1450		1384.36		1384.36	1384.36	Completed
96ALL	Landscape labor & materials		1450		1425.74		1425.74	1425.74	Completed
96ALL	Purchase water heaters		1465	12	1816.01		1816.01	1816.01	Completed
96ALL	Add pm the M&M material & labor		1470		7444.15		7444.15	7444.15	Completed
96ALL	Lawn mower motor & repair		1475	1	3198.27		3198.27	3198.27	Completed
96ALL	Purchase chain saw		1475	1	146.77		146.77	146.77	Completed
96ALL	Purchase cordless drill & fan		1475	1	319.90		319.90	319.90	Completed
96ALL	Purchase tile scraper & edger blades		1475	1	77.69		77.69	77.69	Completed
96ALL	Purchase trim saw & blades		1475	1	256.72		256.72	256.72	Completed
96ALL	Purchase lock installation kit		1475	1	199.92		199.92	199.92	Completed
TOTAL					31949.53		31949.53	31949.53	Completed
96-1	Backhoe work & labor		1450	2 sites	3097.17		3097.17	3097.17	Completed
96-1	Purchase & install cabinets		1460	6	17443.28		17443.28	17443.28	Completed
96-1	Purchase cabinet tops		1460	7	1425.02		1425.02	1425.02	Completed
96-1	Purchase & install carpet		1460	5	5525.53		5525.53	5525.53	Completed
96-1	Raise foundation		1460	12 piers	6300.00		6300.00	6300.00	Completed
96-1	Re-plumb cutoff under sink		1460	2	345.00		345.00	345.00	Completed
96-1	Purchase tile & glue		1460	33 tile 8 glue	2933.22		2933.22	2933.22	Completed
96-1	Purchase light fixture		1460	70	2130.00		2130.00	2130.00	Completed

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

PHA Name: Wewoka		Grant Type and Number Capital Fund Program Grant No:OK56P09650102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Obligated Expended		Status of Work	
96-1	Purchase deadbolts		1460	15	855.45		855.45	855.45	Completed
96-1	Purchase materials for remodel		1460	1 apt.	4570.60		4570.60	4570.60	Completed
96-1	Purchase ceiling fans & range hoods		1460	10 hoods	749.83		749.83	749.83	Completed
96-1	Purchase washer/dryer sets		1465	7 sets	4959.76		4959.76	4959.76	Completed
96-1	Purchase refrigerators		1465	4	1680.00		1680.00	1680.00	Completed
96-1	Replace sidewalks		1450		-0-		-0-	-0-	
96-1	Continue dryer hookups		1460		-0-		-0-	-0-	
TOTAL					52014.86		52014.86	52014.86	Completed
96-2	Purchase & install cabinets		1460	5	12817.00		12817.83	12817.83	Completed
96-2	Purchase & install carpet		1460	7	8311.00		8311.00	8311.00	Completed
96-2	Purchase paint & labor		1460	6 apts	3845.67		3845.67	3845.67	Completed
96-2	Purchase & install light fixtures		1460	50	1036.20		1036.20	1036.20	Completed
96-2	Purchase & install tile		1460	120 bx	5823.83		5823.83	5823.83	Completed
96-2	Replace sewer line		1460	1 apt	550.00		550.00	550.00	Completed
96-2	Purchase counter tops		1460	2	751.64		751.64	751.64	Completed
96-2	Purchase & install range hood		1460	6	790.00		790.00	790.00	Completed
96-2	Purchase & install sinks		1460	3	210.00		210.00	210.00	Completed
96-2	Purchase ranges		1465	4	1260.00		1260.00	1260.00	Completed
96-2	Purchase refrigerators		1465	6	2512.55		2512.55	2512.55	Completed
96-2	Begin Roof replacement		1460				-0-	-0-	
TOTAL					37907.89		37907.89	37907.89	Completed
96-3	Site improvement		1450		1908.80		1908.80	1908.80	Completed
96-3	Handicap handrail construction		1450	6	420.00		420.00	420.00	Completed
96-3	Purchase & install cabinets		1460	4	11822.27		11822.27	11822.27	Completed

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

PHA Name: Wewoka		Grant Type and Number Capital Fund Program Grant No:OK56P09650102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
96-3	Purchase & install lights		1460	70	1448.46		1448.46	1448.46	Completed
96-3	Purchase & install carpet		1460	3	3983.50		3983.50	3983.50	Completed
96-3	Purchase & Install tile		1460	43 bx	1930.63		1930.63	1930.63	Completed
96-3	Purchase & install Handicap shower		1460	1	3257.40		3257.40	3257.40	Completed
96-3	Change water cutoffs		1460	4 apts	770.00		770.00	770.00	Completed
96-3	Purchase & install counter tops		1460	4	1936.77		1936.77	1936.77	Completed
96-3	Purchase install A/C compressor		1460	1	1050.00		1050.00	1050.00	Completed
96-3	Purchase ranges		1465	4	1296.89		1296.89	1296.89	Completed
96-3	Begin roof replacement		1460				-0-	-0-	Completed
TOTAL					29824.72		29824.72	29824.72	Completed

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

PHA Name: Wewoka		Grant Type and Number Capital Fund Program No:OK56P09650102 Replacement Housing Factor No:					Federal FY of Grant:2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
96ALL	06/30/2003	12/30/2003	09/30/03	06/30/03	12/20/03	10/30/03	
96-1	06/30/2003	12/30/2003	09/30/03	0630/03	12/30/03	10/30/03	Delay in material receipt Had to wait for cabinet orders to arrive to complete expansion
96-2	06/30/2003	12/30/2003	09/30/03	06/30/03	12/30/03	10/30/03	“
96-3	06/30/2003	12/30/2003	09/30/03	06/30/03	12/30/03	10/30/03	“

**Annual Statement/Performance and Evaluation Report ATTACHMENT A
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: WEWOKA OK096	Grant Type and Number Capital Fund Program Grant No:OK56P09650103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:
X Performance and Evaluation Report for Period Ending:12/31/2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	15000.00	15000.00	15000.00	15000.00
3	1408 Management Improvements Soft Costs	0.00	621.05	621.05	621.05
	Management Improvements Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	13000.00	13000.00	0.00	0.00
10	1460 Dwelling Structures	50875.00	50875.00	19719.21	19719.21
11	1465.1 Dwelling Equipment—Nonexpendable	14900.00	14900.00	847.10	847.10
12	1470 Nondwelling Structures	10000.00	10000.00	0.00	0.00
13	1475 Nondwelling Equipment	14000.00	13378.95	3812.64	3812.64
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00
	Amount of Annual Grant: (sum of lines.....)	117775	117775.00	40000	40000
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Wewoka		Grant Type and Number Capital Fund Program Grant No: OK56P09650103 Replacement Housing Factor Grant No:					Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
96ALL	Operations		1406	1	15000.00	15000.00	15000.00	15000.00	Complete
96ALL	Meeting Costs		1408	1	0.00	621.05	621.05	621.05	Complete
96ALL	Lawn mower motor		1475	1	2241.00	2241.00	2241.00	2241.00	Complete
96-1	Purchase refrigerators		1465	2	847.10	847.10	847.10	847.10	Complete
96-2	Purchase & install cabinets		1460	3	8083.57	8083.57	8083.57	8083.57	On going
96-2	Purchase & install carpet		1460	1	1055.00	1055.00	1055.00	1055.00	On going
96-2	Purchase & install lights		1460	18	649.72	649.72	649.72	649.72	On going
96-2	Paint apartment		1460	1	200.00	200.00	200.00	200.00	On going
96-3	Purchase & install cabinets		1460	6	19259.75	30000.00	8453.96	8453.96	On going
96-3	Purchase & install tile		1460	3	1061.50	1061.50	1061.50	1061.50	On going
96-3	Purchase & install Handicap toilet seat		1460	1	215.46	215.46	215.46	215.46	On going
96ALL	Purchase fireproof gasoline storage cabinet		1475	1	1571.64	1571.64	1571.64	1571.64	Complete

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

PHA Name: Wewoka		Grant Type and Number Capital Fund Program Grant No: OK56P09650103 Replacement Housing Factor Grant No:					Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
96-1	Continue ramp construction		1450	4	4000.00	4000.00	0.00	0.00	On going
96-2	Landscape sites		1450	5	3000.00	3000.00	0.00	0.00	On going
96-2	Install French drain		1450	2	6000.00	6000.00	0.00	0.00	On going
96-1	Continue install light fixtures		1460	15	750.00	409.75	0.00	0.00	On going
96-1	Purchase & install medicine cabinets		1460	20	800.00	800.00	0.00	0.00	On going
96-1	Install dryer hookups		1460	20	2000.00	0.00	0.00	0.00	On going
96-2	Continue tub replacement		1460	2	8400.00	4200.00	0.00	0.00	On going
96-2	Begin Carport construction		1470	1	10000.00	10000.00	0.00	0.00	On going
96-3	Continue tub replacement		1460	2	8400.00	4200.00	0.00	0.00	On going
96ALL	Purchase tractor accessories		1475	2	6000.00	6000.00	0.00	0.00	On going
96ALL	Purchase roto tiller		1475	1	1900.00	1900.00	0.00	0.00	On going
96ALL	Purchase fireproof gas storage		1475	1	2287.36	1666.31	0.00	0.00	On going
96-1	Purchase & install washer/dryer sets		1465	8 sets	11400.00	11400.00	0.00	0.00	On going
96-2	Purchase ranges & install		1465	8	2652.90	2652.90	0.00	0.00	On going
TOTAL					117775.00	117775.00	40000.00	40000.00	

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

PHA Name: Wewoka		Grant Type and Number Capital Fund Program No: OK56P09650103 Replacement Housing Factor No:					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
96ALL	06/30/2004			09/30/2004			
96001	06/30/2004			09/30/2004			
96002	08/30/2004			09/30/2004			
96003	08/30/2004			09/30/2004			