

**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)

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

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

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

*Housing Authority of the City of Ponca City, Oklahoma*  
*201 East Broadway*  
*Ponca City, Oklahoma 74601*

**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:** Ponca City Housing Authority      **PHA Number:** OK56P111

**PHA Fiscal Year Beginning: (01/01/2004)**

**PHA Programs Administered:**

**Public Housing and Section 8**       **Section 8 Only**       **Public Housing Only**  
 Number of public housing units: 185      Number of S8 units:      Number of public housing units:  
 Number of S8 units: 134

**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: Roger D. Fleetwood      Phone: 580-762-4445  
 TDD: NA      Email: pcha@sbcglobal.net

**Public Access to Information**

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

PHA's main administrative 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.       Yes       No.

If yes, select all that apply:

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library       PHA website       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)

**Streamlined Annual PHA Plan  
Fiscal Year 2004**

[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.

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**ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Housing Authority of the City of Ponca City has created the following Annual Plan to outline goals and strategies for the upcoming fiscal year 2004. The Authority has included in this Annual Plan information about potential policy and program changes, capital improvement needs and the current uses of existing capital funding. Furthermore, included is our consultation process with the resident advisory board, statement of consistency with the consolidated plan and the reasons and criteria for substantial deviations and significant amendments to our policies, programs and capital fund

programs. Supporting documents for this plan are located within our central administrative offices located at 201 East Broadway, Ponca City, OK.

## **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Authority proposes to convert efficiency apartments at 201 East Broadway to our description or equal to a "Suite". Reasoning for transformation is due to the inadequate size of efficiency apartments and inability to lease. The process or policy of transformation will take place when we have two such apartments available and when the need arises for transfer. Additional options of transformation may arise and will be at Executive Directors discretion with board approval. At no time will a resident be displaced due to construction, however they could be asked to relocate at Authority's expense if need arises.

The Authority also request the option to have approved by Board of Commissioners the following should the need arise during the course of FY2004: Adopt a Capital Fund Revenue Bond program to accelerate modernization efforts and expansion of Authority and its housing stock. Furthermore, we reserve the right to adopt a Section 8 Housing Choice Voucher Homeownership program, Section 8 HCV Family Self-Sufficiency programs, and Housing Counseling program should additional funding be made available. Additionally, the Authority will make application on our operating subsidy documents to employ an Elderly/Disabled Service Coordinator Program to assist our residents of both Broadway Plaza and our outlying developments. Should additional funding of HCV become available the Authority will make application upon completion needs assessment. Voucher's could be in a variety of tenant based, project based, mainstream, HOPWA or the like.

The Authority also reserves the right to create cooperation agreements with neighboring agencies to operate our Section 8 Housing Choice Voucher program outside our current operating jurisdiction. Furthermore, we reserve the right to create policy to project base up to twenty-five percent of our Section 8 Housing Choice Vouchers inside and/or outside our normal operating jurisdiction as provided in such cooperation agreements. The Authority also proposes the potential of administrative plan changes to allow for use of administrative fee reserve payments to make application of LIHTC's and any other additional affordable housing programs (811 or 202), additional supportive services or resident opportunities programs that may arise during fiscal year 2004.

**A. PHA PLAN COMPONENTS**

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

**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.

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

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

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

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

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

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

**2. Capital Improvement Needs**

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

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

**A. Capital Fund Program**

1.  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  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

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

<b>HOPE VI Revitalization Grant Status</b>
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
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3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:
4.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

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

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

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

2. Program Description:

a. Size of Program

- Yes  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:) Allow for project base within application of LIHTC, should we be a successful applicant.

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): Location has yet to be determined, however units would be located in eligible census tracts so far as possible. The number of units would also be determined on feasibility studies of project as a whole, however project base units would not exceed 25% of development.

## **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: Ponca City
  
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - Other: (list below)
  
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- 1) Install handicap ramps at elderly highrise
- 2) Replace sidewalks and curbing in need of repair

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<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
	<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
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
x	Schedule of flat rents offered at each public housing development. <input 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 (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-Sufficiency
x	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
x	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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	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
x	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 <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
x	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
x	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
x	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
x	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
x	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> 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

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

<b>PHA Name:</b> Housing Authority of the City of Ponca City	<b>Grant Type and Number</b> Capital Fund Program Grant No: OK56P11150104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2004</b>
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:)  
 Performance and Evaluation Report for Period Ending:  
  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	34,813			
3	1408 Management Improvements	3,372			
4	1410 Administration	25,742			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	7,200			
10	1460 Dwelling Structures	91,800			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	92,000			
13	1475 Nondwelling Equipment	2,500			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	257,427			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Ponca City Housing Authority		Grant Type and Number Capital Fund Program Grant No: ok56p11150104 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	
PHA Wide	Operations	1406		34,813				
PHA Wide	Outreach	1408		1,372				
PHA Wide	HTVN Dues	1408	1	2,000				
PHA Wide	Administration	1410	1	25,742				
001	Picnic Shelter	1450	1	7,200				
001	Convert Eff. Apts.	1460	5	10,000				
002	Roof Replacement	1460	6	20,000				
002	Exterior door locks	1460	73	7,300				
002	Storm Doors	1460	20	6,000				
001	Rpl/Rpr guttering	1460	10	2,500				
002	Window Replacement	1460	20	16,000				
PHA Wide	Maint. Building	1470	1	92,000				
001	Common Area Cabinets	1475	1	2,500				
002	Electrical Panel Repl.	1460	73	30,000				
	Total			257,427				

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

PHA Name: Ponca City Housing Authority		Grant Type and Number Capital Fund Program No: OK56P11150104 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		
OK56P111-001	09/06			09/08				
OK56P111-002	09/06			09/08				
PHA Wide	09/06			09/08				

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

PHA Name: Housing Authority of the City of Ponca City	Grant Type and Number Capital Fund Program Grant No: ok56p11150100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement  
 Reserve for Disasters/ Emergencies  
 Revised Annual Statement (revision no:)  
 Performance and Evaluation Report for Period Ending:  
 Final Performance and Evaluation Report 6/30/03

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	32,450		32,450	32,450
3	1408 Management Improvements	5,004		5,004	5,004
4	1410 Administration	0		0	0
5	1411 Audit	1,600		1,600	1,600
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	18,100		18,100	18,100
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	200,850		200,850	200,850
11	1465.1 Dwelling Equipment—Nonexpendable	2,800		2,800	2,800
12	1470 Nondwelling Structures	32,000		32,000	32,000
13	1475 Nondwelling Equipment	31,722		31,722	31,722
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collateralization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	324,526		324,526	324,526
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Ponca City Housing Authority		Grant Type and Number Capital Fund Program Grant No: OK56P11150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
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	
PHA Wide	Operations	1406		32,450		32,450	32,450	Complete
PHA Wide	Admin. Phone System	1408	1	5,004		5,004	5,004	Complete
001 & 002	Advertisement for Bidding	1410	2	0		0	0	revised
PHA Wide	Audit	1411	1	1,600		1,600	1,600	Complete
PHA Wide	A&E Admin. Off. Exp	1430	1	3,500		3,500	3,500	Complete
Ok56P111002	A&E A/C Installation	1430	1	14,600		14,600	14,600	Complete
002	73 Storm windows	1460	73	0		0	0	revised
002	Replace floor tiles	1460	73	0		0	0	revised
002	Foundation Repairs	1460	3	0		0	0	revised
Ok56P111001	Carpet Replacement Common Areas	1460	1	23,300		23,300	23,300	Complete
OK56P111001	Remove Wall Paper repaint	1460	3	30,000		30,000	30,000	Complete
OK56P111001	Air Conditioners	1460	73	146,000		146,000	146,000	Complete
OK56P111002	Hot Water Tanks	1460	10	1,550		1,550	1,550	Complete
OK56P111001	Replace Air Conditioners	1465.1	4	2,800		2,800	2,800	Complete
002	Replace roof tops	1470	5	0		0	0	revised
PHA Wide	Admin Office Expansion	1470	1	32,000		32,000	32,000	Complete
PHA Wide	Maintenance Trucks	1475	2	30,448		30,448	30,448	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: Ponca City Housing Authority		Grant Type and Number Capital Fund Program Grant No: OK56P11150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
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	
PHA Wide	Maintenance Truck tool box	1475	9	1,274		1,274	1,274	Complete
PHA Wide	Contingency	1502		0		0	0	
	Total			324,526		324,526	324,526	

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

PHA Name: Ponca City Housing Authority		Grant Type and Number Capital Fund Program No: OK55P11150100 Replacement Housing Factor No:					Federal FY of Grant: 2000	
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		
OK56P111-001	12/02			09/04				
OK56P111-002	12/02			09/04				
PHA Wide	12/02			09/04				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**  
 PHA Name: Housing Authority of the City of Ponca City

**Grant Type and Number**  
 Capital Fund Program Grant No: OK56P11150101  
 Replacement Housing Factor Grant No:

**Federal FY of Grant: 2001**

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no:)  
 Performance and Evaluation Report for Period Ending: 06/30/03  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	42,000		42,000	30,000
3	1408 Management Improvements	22,200		22,200	26,378.82
4	1410 Administration	10,000		10,000	10,000
5	1411 Audit	1,600		1,600	500
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	30,000		30,000	0
9	1450 Site Improvement	59,384		59,384	23,943
10	1460 Dwelling Structures	46,000		46,000	8283.03
11	1465.1 Dwelling Equipment—Nonexpendable	8,000		8,000	8,000.02
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	112,000		112,000	56,488.78
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	331,184		331,184	163,593.65
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Ponca City Housing Authority		Grant Type and Number Capital Fund Program Grant No: OK56P11150101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
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	
PHA Wide	Security Measures	1408		12000		12000	12000	Complete
PHA Wide	Operations	1406		30000		30000	30000	Complete
PHA Wide	Computer Software Upgrades	1408	6	3000		3000	3000	Complete
PHA Wide	Consultant Admin. Needs	1408		6000		6000	415	
PHA Wide	Applicant Outreach	1408		1200		1200	1200	Complete
PHA Wide	Computer Software Training	1408		1000		1000	915.82	Complete
PHA Wide	Computer hardware	1475	2	5000		5000	5448	Complete
PHA Wide	Copy Machine	1408	1	6000		6000	3400	Complete
PHA Wide	Technical Salaries	1410		10000		10000	10000	Complete
PHA Wide	Audit	1411	1	1600		1600	500	Complete
PHA Wide	Site Acquisition	1440		30000		30000	0	
PHA Wide	Termite Treatment	1460	73	3384		3384	3384	Ongoing
OK56P111002	Sidewalk Repair/Replacement	1450		4000		4000	4000	Complete
Ok56P111002	Perimeter Fencing	1450	2	5000		5000	5725	Complete
PHA Wide	Tree Pruning	1450		2000		2000	2500	Complete
OK56P111001	Sprinkler System	1450	1	5000		5000	0	
Ok56P111001	Parking Lot repaving	1450	1	40000		40000	11718	Ongoing
OK56P111001	New Kitchen sinks/faucets	1460	115	23000		23000	4451.09	Ongoing
OK56P111002	Retile floors	1460	50	8000		8000	447.94	Ongoing
Ok56P111002	New Cabinets	1460	8	15000		15000	3384.00	Ongoing





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

PHA Name: Housing Authority of the City of Ponca City	Grant Type and Number Capital Fund Program Grant No: ok56p11150102 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: 06/30/03  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	39,000		39,000	39,000
3	1408 Management Improvements	12,000		0	0
4	1410 Administration	11,180		11,180	11,180
5	1411 Audit	500		500	500
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	11,000		3,850	3,850
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	60,000		0	0
10	1460 Dwelling Structures	29,500		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	19,404		0	0
12	1470 Nondwelling Structures	109,588		0	0
13	1475 Nondwelling Equipment	20,700		10,759.46	10,759.46
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collateralization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	312,872		65,289.46	65,289.46
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Ponca City Housing Authority		Grant Type and Number Capital Fund Program Grant No: OK56P11150102 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	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		39000		39,000	39,000	Complete
PHA Wide	Consultant	1408		7000		0	0	
PHA Wide	Computer Software	1408	10	5000		0	0	
PHA Wide	Salary	1410		11180		11180	11180	Complete
PHA Wide	Audit	1411	1	500		500	500	Ongoing
PHA Wide	A&E office expansion	1430		11000		3850	3850	Ongoing
OK56P111002	Parking lot repair	1450	1	60000		0	0	
OK56P111002	Foundation repair	1460	3	10000		0	0	
OK56P111002	Fences, Patio	1450	25	5000		0	0	
OK56P111002	Mailbox structure	1475	1	6000		0	0	
OK56P111002	Curb & Sidewalk repair	1450		8500		0	0	
OK56P111002	Refrigerators	1465	5	3404		0	0	
OK56P111001	Apt. light fixtures	1460	115	16000		0	0	
PHA Wide	Office Bldg. Exp.	1470	1	109588		0	0	
OK56P111002	Hot water heaters	1460	1	1000		1000	1000	Complete
PHA Wide	Office Furnishings	1475		5000		4314	4314	Complete
PHA Wide	Postage machine	1475	1	1000		1000	0	
PHA Wide	Police Scanner	1475	2	500		245.46	245.46	Ongoing
PHA Wide	Copier scanner	1475	1	500		0	0	
PHA Wide	Staff 2-way radios	1475	10	7500		0	0	





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

PHA Name: Housing Authority of the City of Ponca City	Grant Type and Number Capital Fund Program Grant No: ok56p11150103 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:)  
 Performance and Evaluation Report for Period Ending 06/30/03  
 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	38,327		0	0
3	1408 Management Improvements	2,300		0	0
4	1410 Administration	15,000		0	0
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	13,500		0	0
10	1460 Dwelling Structures	92,125		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	1,500		0	0
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	94,675		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collateralization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	257,427		0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Ponca City Housing Authority		Grant Type and Number Capital Fund Program Grant No: OK56P11150103 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	Funds Obligated	Funds Expended	
PHA wide	Operations	1406		38327				
PHA wide	Consultant	1408		1100				
PHA wide	Applicant outreach	1408		1200				
PHA wide	Non Technical Salary	1410		15000				
OK56P 001&002	Exterior Park Benches/tables	1450	4	2000				
OK56P 001&002	Tree/Brush Removal	1450	4	6000				
OK56P111002	Perimeter Fencing	1450		2500				
OK56P111002	Sidewalk Repair/replacement	1450		3000				
OK56P111002	Roof Vents	1460	20	2000				
OK56P111002	Porch Post Replacement	1460	30	1800				
OK56P111002	Foundation Work	1460	3	12000				
OK56P111002	Storage door replacement	1460	35	3500				
OK56P111002	Window Replacement	1460	30	34600				
OK56P111002	Kit/bath cabinet replacement	1460	20	20000				
OK56P111002	Kit/Bath faucet replacement	1460	20	5475				
OK56P111002	Kit/ Bath Sink Replacement	1460	73	12750				
OK56P111002	Carbon Monoxide detectors	1460	73	1500				
PHA Wide	Shop Vac	1475	1	250				





## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name Ponca City Housing Authority		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2  FFY Grant: 2005 PHA FY: 12/31	Work Statement for Year 3  FFY Grant: 2006 PHA FY: 12/31	Work Statement for Year 4  FFY Grant: 2007 PHA FY: 12/31	Work Statement for Year 5  FFY Grant: 2008 PHA FY: 12/31
	Annual Statement				
OK56p111-001		99,000	123,000	84,000	31,000
OK56p111-002		86,000	59,427	134,400	184,000
PHA Wide		72,427	75,000	39,027	42,427
CFP Funds Listed for 5-year planning		257,427	257,427	257,427	257,427
Replacement Housing Factor Funds					











## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year :2007 FFY Grant: 2007 PHA FY: 12/31			Activities for Year: 2008 FFY Grant: 2008 PHA FY: 12/31		
Development Name/Number	Major Work Categories	<i>Estimated Cost</i>	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide	Subsidize operating budget	29,027	PHA Wide	Building demolition	10,000
	Office furniture	10,000		Tenant Relocation	10,000
				Maintenance Storage Bldg.	22,427
<b>Total CFP Estimated Cost</b>		\$ 39,027			\$ 42,427