

# PHA Plans

## Streamlined 5-Year/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 to certain 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 5-Year Plan for Fiscal Years 2005 - 2009

## Streamlined Annual Plan for Fiscal Year 2005

## PHA Name: Housing Authority of the City of Broken Bow

## Version 2

**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. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

## Streamlined Five -Year PHA Plan Agency Identification

**PHA Name:** Broken Bow Housing Authority      **PHA Number:** OK006

**PHA Fiscal Year Beginning:** (mm/yyyy) 07/2005

**PHA Programs Administered:**

- Public Housing and Section 8**   
  **Section 8 Only**   
  **Public Housing Only**  
 Number of public housing units: **140**     
 Number of S8 units:     
 Number of public housing units:  
 Number of S8 units: **217**

**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:				

**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 and attachments (if any) 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
- 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 Five-Year PHA Plan**

### **PHA FISCAL YEARS 2005 - 2009**

[24 CFR Part 903.12]

#### **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: (state mission here)

*The Housing Authority's mission is to service the needs of low-income, very low-income and extremely low-income families in the Public Housing Authority's jurisdiction and to (1) increase availability of decent, safe, sanitary and affordable housing in its communities; (2) ensure equal opportunity in housing; (3) promote self-sufficiency and asset development of families and individuals; and (4) improve community quality of life and economic viability. In addition, the Housing Authority will strive to upgrade sub-standard housing through construction and modernization and to provide quality home ownership which will build stronger and healthier communities while promoting economic independence.*

**Progress Statement:** *The PHA has, or is, in process of accomplishing all of objectives listed in the 5 year plan. The PHA is on schedule in performing capital improvements on 140 units according to plan. The PHA has 217 Housing Choice Vouchers under contract, the PHA placed 4 low income families in home ownership. The PHA has obtained financing for 24 units of elderly housing and 20 units of single family rent to own. The PHA is continuing to meet the smaller needs as received by resident by resident comments at our request.*

#### **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 rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

**Progress Statement:** *The Housing Authority is building a 24 unit retirement center for the elderly. We are going to build 24 houses using tax credits.*

- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)  
*Stive to maintain high performer status*
- Improve voucher management: (SEMAP score)  
*Strive to maintain high performer status*
- 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)

**Progress Statement:** *The Housing Authority has High Performer status on our SEMAP and PHAS scores. We are performing monthly quality control inspections on our Section 8 Voucher program. In addition, we have added air conditioning to the land 2 bedroom units in project OK 6-3.*

- 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)

**Progress Statement:** *The Housing Authority is in the process of implementing the voucher home ownership program. The Housing Authority already administers a home ownership program. We have sold 75 houses to qualified home buyers.*

**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:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

**Progress Statement:** *The Housing Authority has added security lighting. A police officer lives on each development at reduced rent.*

**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:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - 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:
  - 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)

**Progress Statement:** *The PHA has placed a police officer in each development. We have performed capital improvements in each development, and added wheelchair ramps to 4 houses at walk entry.*

**Other PHA Goals and Objectives: (list below)**

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

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

#### A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

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<input checked="" type="checkbox"/>	13. Capital Fund Program 5-Year Action Plan	
<input checked="" type="checkbox"/>	14. Other (List below, providing name for each item)	
	- FYB 2005 Capital Fund Program Annual Statement ( <i>ok006a02</i> )	
	- FYB 2005 Capital Fund Program 5 Year Action Plan ( <i>ok006b02</i> )	
	- 2004 Performance and Evaluation Report ( <i>ok006c02</i> )	
	- 2003 Performance and Evaluation Report Supplemental ( <i>ok006d02</i> )	
	- 2003 Performance and Evaluation Report ( <i>ok006e02</i> )	
	- 2002 Performance and Evaluation Report ( <i>ok006f02</i> )	

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

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;**

**Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.**

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

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

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

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

## **Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

*The Housing Authority of the City of Broken Bow has prepared this Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.*

*The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program and other members of the public may locate basic PHA policies, rules and requirements related to the operations, programs and services of the agency.*

*The Mission Statement and the Goals and Objectives are based on information contained in the jurisdiction's Consolidated Plan and will assure that the residents will receive the best customer service.*

*Excellent customer service and fulfillment of the Mission Statement and Goals and Objectives are ensured by implementation of a series of policies that are on display with this Plan. The Admissions and Occupancy Policy and Section 8 Administrative Plan are the two primary policies on display. These important documents cover the public housing tenant selection and assignment plan, outreach services, PHA's responsibility to Section 8 owners/landlords, grievance procedures, etc.*

*The most important challenges to be met by the Housing Authority of the City of Broken Bow during FYB 2005 include:*

- *Identification of management needs to enable PHA staff to prepare for major upcoming changes in the Operating Fund rule. (i.e. Project-Based Accounting, Asset Management, Cost Allocation Planning, and software upgrades.)*
- *Preservation and improvement of the public housing stock through the Capital Funds Program.*
- *Involvement of public housing residents and Section 8 participants, through the Annual PHA Plan Resident Advisory Board.*
- *Training of staff and commissioners in order to fully understand and take advantage of opportunities in new laws and regulations, to better serve our residents and the community; and*
- *Identification, development, and leveraging of services and programs to enable low-income families to become self-sufficient and to ultimately become homeowners.*

*In closing, this Annual PHA Plan exemplifies the commitment of the Housing Authority of the City of Broken Bow to meet the housing needs of the full range of low-income residents. The Housing Authority of the City of Broken Bow in partnership with agencies from all levels of government, the business community, non-profit community groups, and residents will use this plan as a road map to reach the "higher quality of life" destination for the City of Broken Bow*

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the PHA's Waiting Lists			
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	17		7
Extremely low income <=30% AMI	14	82%	
Very low income (>30% but <=50% AMI)	3	18%	
Low income (>50% but <80% AMI)	0	0	
Families with children	14	82%	
Elderly families	3	18%	
Families with Disabilities	0	0	
<i>White/Non-Hispanic</i>	13	76%	
<i>White/Hispanic</i>	0	0	
<i>Black/African American</i>	1	6%	
<i>American Indian/Alaska Native</i>	3	18%	
<i>Asian</i>	0	0	
<i>Native Hawaiian/Other Pacific Islander</i>	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	6	35%	
2 BR	9	53%	
3 BR	2	12%	
4 BR	0		
5 BR	0		
5+ BR	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			

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
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	104		25
Extremely low income <=30% AMI	95	91%	
Very low income (>30% but <=50% AMI)	6	6%	
Low income (>50% but <80% AMI)	3	3%	
Families with children	99	95%	
Elderly families	2	2%	
Families with Disabilities	3	3%	
<i>White/Non-Hispanic</i>	70	67%	
<i>White/Hispanic</i>	1	1%	
<i>Black/African American</i>	17	16%	
<i>American Indian/Alaska Native</i>	17	16%	
<i>Asian</i>	0	0	
<i>Native Hawaiian/Other Pacific Islander</i>	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	<i>N/A</i>	<i>N/A</i>	
2 BR	<i>N/A</i>	<i>N/A</i>	
3 BR	<i>N/A</i>	<i>N/A</i>	
4 BR	<i>N/A</i>	<i>N/A</i>	
5 BR	<i>N/A</i>	<i>N/A</i>	
5+ BR	<i>N/A</i>	<i>N/A</i>	
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			

## B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

### (1) Strategies

#### **Need: Shortage of affordable housing for all eligible populations**

#### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- 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 903.12 (b), 903.7 (c)]

List on the following table 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	180,340.00	
b) Public Housing Capital Fund	261,385.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME	485,000.00	<i>Other</i>
Other Federal Grants (list below)		
- Section 8 New Construction	276,000.00	<i>Other</i>
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
-2003 Supplements/ Capital Funds Program	21,320.00	<i>Public housing capital improvements</i>
-2004 Capital Funds Program	156,504.00	<i>Public housing capital improvements</i>
<b>3. Public Housing Dwelling Rental Income</b>		
- USDA Rural Development Rental Income	237,890.00	<i>Public housing operations</i>
	167,680.00	<i>Public housing operations</i>
<b>4. Other income (list below)</b>		
-Interest on Investments	2,370.00	<i>Public housing operations</i>
-Other income: Miscellaneous charges to tenants	1,930.00	
<b>4. Non-federal sources (list below)</b>		
- LIHTC	200,000.00	<i>Elderly housing</i>
<b>Total resources</b>	<b>2,577,432.00</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

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

#### **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):
  - *Credit History*

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)

c. Site-Based Waiting Lists-Previous Year

*Not applicable – the PHA has not operated site-based waiting lists.*

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 d.

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:

d. Site-Based Waiting Lists – Coming Year

*Not applicable – The PHA does not plan to operate site-based waiting lists.*

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 N/A**

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)

### **(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: *N/A*

### **(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
- Over-housed
- Under-housed
- 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.

*Not applicable – the PHA will not employ admissions preferences.*

- 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 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: *N/A – no preferences*

- 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)

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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

**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):
- Other (list below)

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)

**(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:

- *The Housing Authority will give extensions as long as applicant can demonstrate a serious search is in process.*

#### **(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)

*Not applicable – the PHA does not plan to employ admission 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)

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.

*Not applicable – the PHA does not plan to employ admission preferences.*

- 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)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one) *N/A – no preferences*

- 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) *N/A – no preferences*

- 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) *N/A – no preferences*

- 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)

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

- Through published notices
- Other (list below)
  - *Community Organizations*

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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))
- 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: *N/A*

c. Rents set at less than 30% of 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: *N/A*

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:
    - *18% exclusion for earned income*
- 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)
- 95<sup>th</sup> 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) 20%
- Other (list below)

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**

a. 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) *N/A*

- 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) *N/A*

- 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. Capital Improvement Needs**

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

### **A. Capital Fund Activities**

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

#### **(1) Capital Fund Program**

a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.

b.  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) *N/A***

Applicability of sub-component 5B: 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) Hope VI Revitalization**

a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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) *N/A*

Development name:

Development (project) number:

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

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

d.  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:

e.  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:

## **6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.12(b), 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? 5

#### 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:

- *We will require a 3% down payment.*

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

- *Plan to obtain additional training and to open application for same.*

### **(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):

- a.  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.
- b.  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.
- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 -2004.)*

*The Housing Authority of the City of Broken Bow has been successful in achieving its mission and 5 year plan goals during the period FY 2000-2004.*

*Concerning modernization the PHA has done substantial renovation of 75% of the units.*

*Concerning self-sufficiency and crime and safety, PHA efforts reduced crime in the communities through Police checks, evictions of troubled households, and improved communication with the police department.*

*Concerning improving the quality of life, the PHA has improved mowing, street sweeping and monitoring out of area loitering.*

*To ensure compliance with the Public Housing Reform Act of 1998 and the HUD Rental Housing Integrity Improvement Program (RHIP), every policy was reviewed and updated as needed. Most significant was the update to the ACOP to include ceiling rents, income exclusions and minimum rents.*

*Concerning ensuring equal opportunity outreach efforts have been made by making renewed partnerships with community groups and medical facilities*

## **B. Criteria for Substantial Deviations and Significant Amendments**

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### a. Substantial Deviation from the 5-Year Plan

- *Any change to the Mission Statement;*
- *50% deletion from or addition to the goals and objectives as a whole; and*
- *50% or more decrease in the quantifiable measurement of any individual goal or objective.*

#### b. Significant Amendment or Modification to the Annual Plan

- *Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;*
- *Any change being submitted to HUD that requires a separate notification to residents, such as changes in the Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Homeownership programs; and*
- *Any change in policy or operation that is inconsistent with the applicable Consolidated Plan.*

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

### **(1) Resident Advisory Board Recommendations**

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

If yes, provide the comments below:

b. 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):

## (2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: *Keith Sanders*

Method of Selection:

Appointment

**The term of appointment is (include the date term expires):**

*Term of appointment is 3 years. Expiration date - July 5, 2006*

Election by Residents (if checked, complete next section--Description of Resident Election Process)

### Description of Resident Election Process

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):

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)

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):

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? *Not applicable – PHA governing board does have at least one who is directly assisted by the PHA*

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: 07/05/2006

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): *Mayor, Jerry Don Smith*

### **(3) 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).

#### **Consolidated Plan jurisdiction: (provide name here) *State of Oklahoma***

a. 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 list 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)
  - *The Housing Authority is in final financial processing for the development of 26 units of rent to own single family housing. We consulted with the state agency in planning this development.*
- Other: (list below)

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

- *Commitment: Leverage limited tax credit resources.*
- *Action: Leverage ratio of annual Home Program multifamily assistance 1:4.*

- *Commitment: Facilitate affordable housing development partnerships.*
- *Action: The creation of two publicly available databases, one identifies communities experiencing housing demand and another that identifies willing rural affordable housing developers and builders.*
- *Commitment: Enhance the capacity of public and private rural affordable housing.*
- *Action: The development and implementation of training and educational workshops conducted that are targeted to providing information regarding affordable public intervention programs purposes, uses and packaging.*
- *Commitment: Market public affordable housing resources available to the support.*
- *Action: The creation and implementation of marketing and outreach activities; to increase supportive housing industry's awareness awareness of affordable housing products.*
- *Commitment: Coordinate supportive services to publicly financed housing.*
- *Action: Ten publicly financed rural affordable housing projects incorporating the use of supportive services.*

**(4) (Reserved)**

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

**10. Project-Based Voucher Program**

- a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  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:)

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

## 11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

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>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year 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
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" 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
X	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
N/A	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>
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input 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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input 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
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	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 type="checkbox"/> Check here if included in the public housing A & O Policy.	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
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: 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 PHA Plan for Consortia
N/A	Other supporting documents (optional). List individually.	(Specify as needed)

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <i>See Attachment ok006a02</i>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
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				





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

Capital Fund Program Five-Year Action Plan					
Part I: Summary <i>See Attachment ok006b2</i>					
PHA Name			<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

**13. Capital Fund Program Five-Year Action Plan**

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities <i>See Attachment ok006b2</i>						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$



## CAPITAL FUND PROGRAM TABLES START HERE

Attachment ok006a02

<b>Annual Statement /Performance and Evaluation Report</b>	6/8/2005
<b>Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>	

PHA Name: <b>Broken Bow Housing Authority</b>	Grant Type and Number: Capital Fund Program No: <b>OK56P00650105</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2005</b>
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<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____	<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	5,603.00			
3	1408 Management Improvements	44,400.00			
4	1410 Administration	17,800.00			
5	1411 Audit	1,200.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	1,500.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	8,350.00			
10	1460 Dwelling Structures	126,710.00			
11	1465.1 Dwelling Equipment-Nonexpendable	11,382.00			
12	1470 Nondwelling Structures	20,000.00			
13	1475 Nondwelling Equipment	24,440.00			
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 (sums of lines 2-20)	<b>\$261,385.00</b>			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	2000.00			
24	Amount of Line 21 Related to Security - Soft Costs	2000.00			
25	Amount of Line 21 Related to Security - Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

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

6/8/2005

PHA Name: <b>Broken Bow Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>OK56P00650105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
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	
<b>HA - Wide</b>	<b>Operations</b> <span style="float:right"><b>Total 1406</b></span>	1406		5,603.00				
<b>HA - Wide</b>	<b>Management Improvements:</b>							
<b>HA - Wide</b>	Hire off-duty police officer as needed to patrol troubled spots	1408		2,000.00				
<b>HA - Wide</b>	Purchase updated software (Windows version) and miscellaneous updates	1408		3,000.00				
<b>HA - Wide</b>	Training needed to keep up with HUD's changing rules & regulations, QHWRA, PHAS, LBP & Black Mold	1408		6,000.00				
<b>HA - Wide</b>	Nelrod Consortium for management assistance	1408		4,000.00				
<b>HA - Wide</b>	To employ an in-house accountant to bring accounting to the requirements of PHAS/QHWRA (pro-rated: 17.44 hr/wk x \$18.82/hr. x 52 wks)	1408		21,000.00				
<b>HA - Wide</b>	Employee Benefits (40% GW) <span style="float:right"><b>Total 1408</b></span>	1408		8,400.00				
				<b>44,400.00</b>				
<b>HA - Wide</b>	<b>Administration:</b>							
	Capital Fund Coordinator (pro-rated 12 hrs./wk. at \$18.82/hr.	1410		12,000.00				
	Employee benefits	1410		4,800.00				
	Sundry (postage, phone, advertising) <span style="float:right"><b>Total 1410</b></span>	1410		1,000.00				
				<b>17,800.00</b>				
<b>HA - Wide</b>	<b>Audit (prorated)</b> <span style="float:right"><b>Total 1411</b></span>	1411		<b>1,200.00</b>				
<b>HA - Wide</b>	<b>Fees and Costs:</b>							
	Hire Certified Inspection Group to perform PHASS and/or RIM review <span style="float:right"><b>Total 1430</b></span>	1430		1,500.00				
				<b>1,500.00</b>				
			<b>Subtotal</b>	<b>70,503.00</b>				

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

6/8/2005

PHA Name: <b>Broken Bow Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>OK56P00650105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
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	
<b>HA - Wide</b>	Replace cracked & dislocated concrete in sidewalks & parking. Also areas of ponding water caused by swelling tree roots & extreme temperatures @ \$7.00 sf	1450	571sf	2,000.00				
<b>HA - Wide</b>	Environmental: purchase 10-2" trees @ \$100 plus labor 60 hrs @ \$12.50 hr.	1450	see breakout	1,750.00				
<b>HA - Wide</b>	Repair sewer mains as problems occur. Opening & closing of sewer mains caused by dislocated tile & tree roots. Allow for 2 incidents in 12 mo. @ \$1,000	1450	see breakout	2,000.00				
<b>HA - Wide</b>	Special modification: Due to residents' requests, we plan to make modifications to parking and walks to accommodate wheelchairs & walkers. (Modify 1 parking area @ \$2,000. Modify sidewalk entries to 5 houses @ \$400.00 ea.	1450	see breakout	2,000.00				
	<b>Subtotal 1450</b>			<b>7,750.00</b>				
<b>HA - Wide</b>	Replace exterior doors, windows and/or siding when excessive damage surfaces (usually caused by termites or extreme weather, or occasionally by an abusive tenant) includes ext. painting Remodel 5 units @ \$2,000. ea.	1460	see breakout	10,000.00				
	<b>Subtotal 1460</b>			<b>10,000.00</b>				
	<i>HA - Wide continued...</i>							
	<b>Page Subtotal</b>			<b>17,750.00</b>				

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

6/8/2005

PHA Name: <b>Broken Bow Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>OK56P00650105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
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	
<b>HA - Wide</b>	Replace 7 dumpster @ \$320	1475	7	2,240.00				
<i>(continued from page 1)</i>	Upgrade office equipment. Purchase 2 new PCs @ \$1,850.00	1475	see breakout	3,700.00				
<b>HA - Wide</b>	Replace copy machine	1475	1	3,500.00				
<b>HA - Wide</b>	Upgrade Maintenance equipment (hand mowers, weedeaters, chainsaw, hedge equipment, hand tools; upgrade one maintenance truck, and one tractor mower (pro rated share) <b>Total 1475</b>	1475	see breakout	15,000.00				
		<b>Subtotal</b>		<b>24,440.00</b>				
	<b>TOTAL HA - WIDE</b>			<b>112,693.00</b>				
<b>OK006-001</b>	Misc. floor tiles, window blinds, furnace & ducts, electrical, plumbing, door hardware, etc.	1460		7,200.00				
<b>OK006-001</b>	Paint interior: 15 units @ \$350	1460	15	5,200.00				
<b>OK006-001</b>	Replace water heaters @ \$240 ea. (as needed)	1460	10	2,400.00				
<b>OK006-001</b>	Replace formica cabinet tops; 2 units @ \$400	1460	2	800.00				
<b>OK006-001</b>	Replace 30 cabinet doors @ \$35	1460	30	1,050.00				
<b>OK006-001</b>	Replace or repair cabinets & vanities: Cabinets 15' @ \$100 = \$1,500 Vanities 3 @ \$200 <b>Subtotal 1460</b>	1460	see breakout	2,100.00				
				<b>18,750.00</b>				
<b>OK006-001</b>	Replace refrigerators @ \$485 ea.	1465	6	2,910.00				
<b>OK006-001</b>	Replace ranges @ \$300 ea. <b>Subtotal 1465</b>	1465	6	1,800.00				
				<b>4,710.00</b>				
	<b>TOTAL 001</b>			<b>23,460.00</b>				

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

6/8/2005

PHA Name: <b>Broken Bow Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>OK56P00650105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
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	
<b>OK006-002</b>	Repair erosion & damage problems as they occur.	1450	see breakout	600.00				
	Repair topsoil 28 yds = \$280							
	2 pallets sod @ \$160 = \$320							
	<b>Subtotal 1450</b>			<b>600.00</b>				
<b>OK006-002</b>	Misc. floor tiles, window blinds, furnace & ducts, electrical, plumbing, door hardware, etc.	1460		6,400.00				
<b>OK006-002</b>	Paint interior of 15 units @ \$350.	1460		5,200.00				
<b>OK006-002</b>	Replace water heaters @ \$240 each as needed.	1460	7	1,680.00				
<b>OK006-002</b>	Replace roofing shingles as needed on mansard roofs.	1460		4,000.00				
<b>OK006-002</b>	Modify mansard roofs on 7 units @ approx. \$3,850	1460		27,000.00				
<b>OK006-002</b>	Replace cabinets & vanities:	1460	see breakout	2,100.00				
	Kitchen - Cabinets 15' @ \$100 = \$1,500							
	Vanities 3 @ \$200							
	<b>Subtotal 1460</b>			<b>46,380.00</b>				
<b>OK006-002</b>	Replace refrigerators @ \$485 ea.	1465	4	1,940.00				
<b>OK006-002</b>	Replace ranges @ \$349 ea.	1465	4	1,396.00				
	<b>Subtotal 1465</b>			<b>3,336.00</b>				
<b>OK006-002</b>	Community Building modernization: modify roof by adding pitched roof over flat roof.	1470	1	20,000.00				
	<b>TOTAL 002</b>			<b>70,316.00</b>				







**Capital Funds Program Five Year Action Plan  
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006		
2005	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	Operations	10,000.00
	HA - Wide	Security Guards	2,000.00
	HA - Wide	Software	2,000.00
	HA - Wide	Training	6,000.00
	HA - Wide	Financial Improvements	18,000.00
Annual	HA - Wide	Non-Technical Salaries	11,124.00
	HA - Wide	Employee Benefits	4,672.00
	HA - Wide	Administrative Sundry	2,100.00
	HA - Wide	Audit (pro-rated)	1,500.00
	HA - Wide	Technical salaries	13,202.00
	HA - Wide	Inspections	500.00
Statement			
	HA - Wide	Repair/replace concrete	4,000.00
	HA - Wide	Erosion & drainage	2,000.00
	HA - Wide	Landscape	2,000.00
	HA - Wide	Repair sewer mains	3,000.00
	HA - Wide	Special modifications	6,000.00
	HA - Wide	Interior modifications	15,000.00
	HA - Wide	Exterior modifications	8,000.00
		Upgrade computer & office equipment	7,000.00
		Upgrade maintenance equipment	15,000.00
		<b>TOTAL HA-WIDE</b>	<b>\$133,098.00</b>

**Capital Funds Program Five Year Action Plan  
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006		
2005	Development Name/Number	Major Work Categories	Estimated Cost
See	OK006-1	Water heaters	2,800.00
	OK006-1	Replace cabinets	8,000.00
	OK006-1	HVAC	6,000.00
	OK006-1	Misc. floor tile, window blinds, furnace and duct, electric & plumbing, hardware, etc.	24,000.00
Annual	OK006-1	Maintenance Building	10,000.00
		<b>TOTAL OK006-1</b>	<b>50,800.00</b>
	OK006-2	Water heaters	1,800.00
	OK006-2	Modify flat roofs on E. 3rd Street	40,000.00
Statement	OK006-2	Replace cabinets	8,000.00
	OK006-2	HVAC	4,000.00
	OK006-2	Misc. Floor tile, window blinds, furnace & duct, electric & plumbing, hardware, etc.	16,000.00
		<b>TOTAL OK006-2</b>	<b>69,800.00</b>
	OK006-3	Water heaters	1,800.00
	OK006-3	Replace cabinets	8,000.00
	OK006-3	HVAC	4,000.00
	OK006-3	Misc. Floor tile, window blinds, furnace & duct, electric & plumbing, hardware, etc.	15,000.00
		<b>TOTAL OK006-3</b>	<b>28,800.00</b>
		<b>2006 - TOTAL CFP ESTIMATED COST</b>	<b>\$282,498.00</b>

**Capital Funds Program Five Year Action Plan  
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
2005	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	Operations	10,000.00
	HA - Wide	Security Guards	2,000.00
	HA - Wide	Software	3,160.00
	HA - Wide	Training	7,000.00
	HA - Wide	Financial Improvements	18,000.00
Annual	HA - Wide	Non-Technical Salaries	9,665.00
	HA - Wide	Employee Benefits	4,252.00
	HA - Wide	Administrative Sundry	2,000.00
	HA - Wide	Audit (pro-rated)	900.00
	HA - Wide	Technical supervisor	14,000.00
	HA - Wide	Inspections	1,500.00
Statement			
	HA - Wide	Repair/replace concrete	4,000.00
	HA - Wide	Erosion & drainage	4,000.00
	HA - Wide	Landscape	4,000.00
	HA - Wide	Repair sewer mains	3,000.00
	HA - Wide	Special modifications	6,000.00
	HA - Wide	Interior modifications	12,500.00
	HA - Wide	Exterior modifications	8,000.00
	HA - Wide	Upgrade computer & office equipment	8,000.00
	HA - Wide	Upgrade maintenance equipment	18,000.00
	HA - Wide	Replace 15 dumpsters	5,000.00
		<b>TOTAL HA-WIDE</b>	<b>144,977.00</b>

**Capital Funds Program Five Year Action Plan  
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
2005	Development Name/Number	Major Work Categories	Estimated Cost
See	OK006-1	Water heaters	2,400.00
	OK006-1	Replace cabinets	2,100.00
	OK006-1	Misc. Floor tile, window blinds, furnace &	22,200.00
	OK006-1	duct, electric & plumbing, hardware, etc.	-
	OK006-1	Ranges (6) & Refrigerators (6)	4,800.00
Annual			
		<b>TOTAL OK006-1</b>	<b>31,500.00</b>
	OK006-2	Water heaters	1,600.00
	OK006-2	Replace cabinets	2,000.00
Statement	OK006-2	MOD M&M Bldg.	28,000.00
	OK006-2	Misc. Floor tile, window blinds, furnace &	16,400.00
	OK006-2	duct, electric & plumbing, hardware, etc.	-
	OK006-2	Ranges (4) & Refrigerators (4)	3,500.00
	OK006-2	Repair mansard roofs	10,000.00
		<b>TOTAL OK006-2</b>	<b>61,500.00</b>
	OK006-3	Water heaters	1,600.00
	OK006-3	Replace cabinets	6,000.00
	OK006-3	Misc. Floor tile, window blinds, furnace &	16,400.00
	OK006-3	duct, electric & plumbing, hardware, etc.	-
	OK006-3	Ranges (4) & Refrigerators (4)	3,500.00
		<b>TOTAL OK006-3</b>	<b>27,500.00</b>
		<b>2007 - TOTAL CFP ESTIMATED COST</b>	<b>\$265,477.00</b>

**Capital Funds Program Five Year Action Plan  
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008		
2005	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	Operations	10,000.00
	HA - Wide	Security Guards	2,000.00
	HA - Wide	Software and hardware	6,000.00
	HA - Wide	Training & consortium for training	10,000.00
	HA - Wide	Financial Improvements	12,000.00
Annual	HA - Wide	Non-Technical Salaries	21,000.00
	HA - Wide	Employee Benefits	8,400.00
	HA - Wide	Administrative Sundry	2,500.00
	HA - Wide	Audit (pro-rated)	500.00
	HA - Wide	Technical supervisor	12,325.00
Statement	HA - Wide	Inspections	500.00
	HA - Wide	Repair/replace concrete	4,000.00
	HA - Wide	Erosion & drainage	2,000.00
	HA - Wide	Landscape	2,000.00
	HA - Wide	Repair sewer mains	3,000.00
	HA - Wide	Special modifications	4,000.00
	HA - Wide	Upgrade computer & office equipment	3,000.00
	HA - Wide	Upgrade maintenance equipment	15,000.00
		<b>TOTAL HA-WIDE</b>	<b>118,225.00</b>

**Capital Funds Program Five Year Action Plan  
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008		
2005	Development Name/Number	Major Work Categories	Estimated Cost
	OK006-1	Repl. Parking area/resurface HA owned street	28,000.00
	OK006-1	HVAC	4,000.00
See	OK006-1	Water heaters	2,400.00
	OK006-1	Replace cabinets	6,000.00
	OK006-1	Misc. Floor tile, window blinds, furnace &	15,200.00
	OK006-1	duct, electric & plumbing, hardware, etc.	-
	OK006-1	Ranges (6) & Refrigerators (6)	4,800.00
	OK006-1	Paint interior 30 units @ \$350	7,000.00
	OK006-1	Paint exterior 30 units @ \$470	14,100.00
Annual		<b>TOTAL OK006-1</b>	<b>81,500.00</b>
	OK006-2	Roofing repairs on M&M Bldg.	12,000.00
	OK006-2	Water heaters	1,600.00
	OK006-2	Replace cabinets	4,000.00
	OK006-2	HVAC M&M Bldg.	4,000.00
Statement	OK006-2	Misc. Floor tile, window blinds, furnace &	14,000.00
	OK006-2	duct, electric & plumbing, hardware, etc.	-
	OK006-2	Ranges (4) & Refrigerators (4)	3,200.00
	OK006-2	Paint interior 20 units @ \$350	7,000.00
	OK006-2	Paint exterior 20 units @ \$470	9,400.00
		<b>TOTAL OK006-2</b>	<b>55,200.00</b>
	OK006-3	Water heaters	1,600.00
	OK006-3	Replace cabinets	3,500.00
	OK006-3	Misc. Floor tile, window blinds, furnace &	14,000.00
	OK006-3	Ranges (4) & Refrigerators (4)	3,200.00
	OK006-3	Paint interior 20 units @ \$350	7,000.00
	OK006-3	Paint exterior 20 units @ \$470	9,400.00
		<b>TOTAL OK006-3</b>	<b>38,700.00</b>
		<b>2008 - TOTAL CFP ESTIMATED COST</b>	<b>\$293,625.00</b>

**Capital Funds Program Five Year Action Plan  
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
2005	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	Operations	10,000.00
	HA - Wide	Security Guards	2,000.00
	HA - Wide	Software & hardware	6,000.00
	HA - Wide	Training & consortium for training	10,000.00
	HA - Wide	Financial Improvements	12,000.00
Annual	HA - Wide	Non-Technical Salaries	18,000.00
	HA - Wide	Employee Benefits	6,400.00
	HA - Wide	Administrative Sundry	1,000.00
	HA - Wide	Audit (pro-rated)	500.00
	HA - Wide	Technical salaries	12,325.00
Statement	HA - Wide	Inspections	500.00
	HA - Wide	Repair/replace concrete	3,000.00
	HA - Wide	Erosion & drainage	2,000.00
	HA - Wide	Landscape	2,000.00
	HA - Wide	Repair sewer mains	3,000.00
	HA - Wide	Special modifications	4,000.00
	HA - Wide	Upgrade computer & office equipment	3,000.00
	HA - Wide	Upgrade maintenance equipment	15,000.00
		<b>TOTAL HA-WIDE</b>	<b>\$110,725.00</b>

**Capital Funds Program Five Year Action Plan**  
**Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
2005	Development Name/Number	Major Work Categories	Estimated Cost
	OK006-1	Repl. Parking area/resurface HA owned street	28,000.00
	OK006-1	HVAC	4,000.00
See	OK006-1	Water heaters	2,400.00
	OK006-1	Replace cabinets	6,000.00
	OK006-1	Misc. Floor tile, window blinds, furnace & duct, electric & plumbing, hardware	15,200.00
	OK006-1	Ranges (6) & Refrigerators (6)	4,800.00
	OK006-1	Paint interior 30 units @ \$350	7,000.00
	OK006-1	Paint exterior 30 units @ \$470	14,100.00
		<b>TOTAL OK006-1</b>	<b>81,500.00</b>
Statement	OK006-2	Roofing repairs on M&M Bldg.	12,000.00
	OK006-2	Water heaters	1,600.00
	OK006-2	Replace cabinets	4,000.00
	OK006-2	HVAC M&M Bldg.	4,000.00
	OK006-2	Misc. Floor tile, window blinds, furnace &	14,000.00
	OK006-2	duct, electric & plumbing, hardware, etc.	-
	OK006-2	Ranges (4) & Refrigerators (4)	3,200.00
	OK006-2	Paint interior 20 units @ \$350	7,000.00
	OK006-2	Paint exterior 20 units @ \$470	9,400.00
		<b>TOTAL OK006-2</b>	<b>55,200.00</b>
	OK006-3	Replace roofing (20 units)	30,000.00
		Water heaters	1,600.00
		Replace cabinets	3,500.00
		Misc. Floor tile, window blinds, furnace &	14,000.00
		duct, electric & plumbing, hardware, etc.	-
		Ranges (4) & Refrigerators (4)	3,200.00
		Paint interior 20 units @ \$350	7,000.00
		Paint exterior 20 units @ \$470	9,400.00
		<b>TOTAL OK006-3</b>	<b>68,700.00</b>
		<b>2009 - TOTAL CFP ESTIMATED COST</b>	<b>\$316,125.00</b>

**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment ok006c02

<b>Annual Statement /Performance and Evaluation Report</b>			6/8/2005
<b>Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>			
PHA Name: <b>Broken Bow Housing Authority</b>	Grant Type and Number: Capital Fund Program No: <b>OK56P00650104</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>	

Original Annual Statement     
  Reserved for Disasters/Emergencies     
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending **12-31-2004**     
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost * (See Page 6)	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	266.00		266.00	266.00
3	1408 Management Improvements	50,820.00		2,075.12	2,075.12
4	1410 Administration	17,800.00		1,455.12	1,455.12
5	1411 Audit	1,001.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	1,500.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	14,000.00		1,038.58	1,038.58
10	1460 Dwelling Structures	144,860.00		45,660.59	45,660.59
11	1465.1 Dwelling Equipment-Nonexpendable	9,800.00		1,636.98	1,636.98
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	21,338.00		2,790.50	2,790.50
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	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	<b>\$261,385.00</b>		<b>* \$54,922.89</b>	<b>* \$54,922.89</b>
22	Amount of line 21 Related to LBP Activities	400.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	2,000.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	2,000.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

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

6/8/2005

PHA Name: <b>Broken Bow Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>OK56P00650104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
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	
<b>HA - Wide</b>	<b>Operations</b> <span style="float:right">Total 1406</span>	1406		<b>266.00</b>		<b>266.00</b>	<b>266.00</b>	<b>100% Completed</b>
<b>HA - Wide</b>	<b>Management Improvements:</b>							
<b>HA - Wide</b>	Hire off-duty police officer as needed to patrol	1408		1,000.00		0.00	0.00	0% Completed
<b>HA - Wide</b>	troubled spots							
<b>HA - Wide</b>	Purchase updated software (Windows version) and	1408		7,000.00		0.00	0.00	0% Completed
<b>HA - Wide</b>	miscellaneous updates							
<b>HA - Wide</b>	Training needed to keep up with HUD's changing	1408		9,800.00		570.00	570.00	6% Completed
<b>HA - Wide</b>	rules & regulations, QHWRA, PHAS, LBP & Black Mold							
<b>HA - Wide</b>	Consortium for same.							
<b>HA - Wide</b>	To employ an in-house accountant to bring accounting	1408		21,000.00		1,310.88	1,310.88	6% Completed
<b>HA - Wide</b>	to the requirements of PHAS/QHWRA							
<b>HA - Wide</b>	(pro-rated: 17.44 hr/wk x \$18.82/hr. x 52 wks)							
<b>HA - Wide</b>	Employee Benefits (40% GW)	1408		8,400.00		194.24	194.24	2% Completed
<b>HA - Wide</b>	Energy Audit (contract estimate)	1408		3,620.00		0.00	0.00	0% Completed
	<b>Total 1408</b>			<b>50,820.00</b>		<b>2,075.12</b>	<b>2,075.12</b>	
<b>HA - Wide</b>	<b>Administration:</b>							
<b>HA - Wide</b>	Capital Fund Coordinator (pro-rated 12 hrs./wk.	1410		12,000.00		1,260.88	1,260.88	11% Completed
<b>HA - Wide</b>	at \$18.82/hr.							
<b>HA - Wide</b>	Employee benefits	1410		4,800.00		194.24	194.24	4% Completed
<b>HA - Wide</b>	Sundry (postage, phone, advertising)	1410		1,000.00		0.00	0.00	0% Completed
	<b>Total 1410</b>			<b>17,800.00</b>		<b>1,455.12</b>	<b>1,455.12</b>	
<b>HA - Wide</b>	<b>Audit (prorated)</b> <span style="float:right">Total 1411</span>	1411		<b>1,001.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0% Completed</b>
<b>HA - Wide</b>	<b>Fees and Costs:</b>							
<b>HA - Wide</b>	Hire Certified Inspection Group to perform PHASS	1430		1,500.00		0.00	0.00	0% Completed
<b>HA - Wide</b>	inspections							
	<b>Total 1430</b>			<b>1,500.00</b>		<b>0.00</b>	<b>0.00</b>	
			<b>Subtotal</b>	<b>\$71,387.00</b>		<b>\$3,796.24</b>	<b>\$3,796.24</b>	

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

6/8/2005

PHA Name: <b>Broken Bow Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>OK56P00650104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
<b>HA - Wide</b>	Replace cracked & dislocated concrete in sidewalks	1450	571sf	2,000.00		0.00	0.00	0% Completed
<b>HA - Wide</b>	& parking. Also areas of ponding water caused by							
<b>HA - Wide</b>	swelling tree roots & extreme temperatures @ \$7.00 sf							
<b>HA - Wide</b>	Repair erosion & damage problems as they occur.	1450	see breakout	1,000.00		0.00	0.00	0% Completed
<b>HA - Wide</b>	100 hrs. x \$14.00 = \$1,400							
<b>HA - Wide</b>	Repair topsoil 28 yds = \$280							
<b>HA - Wide</b>	2 pallets sod @ \$160 = \$320							
<b>HA - Wide</b>	Landscape: Repair and/or replace trees & shrubs	1450	see breakout	2,000.00		0.00	0.00	0% Completed
<b>HA - Wide</b>	damaged by Dec., 2000 ice storm. Rental on manlift							
<b>HA - Wide</b>	5 days @ \$200/day. Replace 10 trees @ \$100/tree,							
<b>HA - Wide</b>	labor @ 160 hrs. @ \$12.50/hr.							
<b>HA - Wide</b>	Repair sewer mains as problems occur. Opening &	1450	see breakout	2,000.00		0.00	0.00	0% Completed
<b>HA - Wide</b>	closing of sewer mains caused by dislocated tile							
<b>HA - Wide</b>	& tree roots. Allow for 2 incidents in 12 mo. @ \$1,000							
<b>HA - Wide</b>	Special modification: Due to residents' requests, we	1450	see breakout	2,000.00		0.00	0.00	0% Completed
<b>HA - Wide</b>	plan to make modifications to parking and walks							
<b>HA - Wide</b>	to accommodate wheelchairs & walkers. (Modify							
<b>HA - Wide</b>	1 parking area @ \$2,000. Modify sidewalk							
<b>HA - Wide</b>	entries to 5 houses @ \$400.00 ea.							
<b>HA - Wide</b>	Patio fences; repair and/or replace wood patio	1450		5,000.00		1,038.58	1,038.58	21% Completed
<b>HA - Wide</b>	fences damaged due to weather and/or tenant							
<b>HA - Wide</b>	abuse or termites.							
	<b>Subtotal 1450</b>			<b>14,000.00</b>		<b>1,038.58</b>	<b>1,038.58</b>	
<b>HA - Wide</b>	Replace exterior doors, windows and/or siding when	1460	see breakout	10,000.00		3,823.00	3,823.00	38% Completed
<b>HA - Wide</b>	excessive damage surfaces (usually caused by							
<b>HA - Wide</b>	termites or extreme weather, or occasionally by an							
<b>HA - Wide</b>	abusive tenant) includes ext. painting							
<b>HA - Wide</b>	Remodel 5 units @ \$2,000. ea.							
	<b>Subtotal 1460</b>			<b>10,000.00</b>		<b>3,823.00</b>	<b>3,823.00</b>	
	<i>HA - Wide continued...</i>	<b>Page Subtotal</b>		<b>\$ 24,000.00</b>		<b>\$ 4,861.58</b>	<b>\$ 4,861.58</b>	

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

06/08/05

PHA Name: <b>Broken Bow Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>OK56P00650104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
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	
<b>HA - Wide</b>								
<i>(continued from page 1)</i>	Replace 7 dumpster @ \$320	1475	7	2,240.00		0.00	0.00	0% Completed
	Upgrade office equipment. Purchase 2 new PCs @ \$1,850.00	1475	2	3,700.00		2,126.00	2,126.00	57% Completed
<b>HA - Wide</b>	Purchase community room tables 6 @ \$114 and purchase 6 chairs @ \$125			1,398.00		0.00	0.00	0% Completed
<b>HA - Wide</b>	Upgrade Maintenance equipment (hand mowers, weedeaters, chainsaw, hedge equipment, hand tools; upgrade one maintenance truck, and tractor mower	1475	see breakout	14,000.00		664.50	664.50	5% Completed
<b>HA - Wide</b>	<b>Total 1475</b>			<b>21,338.00</b>		<b>2,790.50</b>	<b>2,790.50</b>	
	<b>Subtotal</b>			<b>21,338.00</b>		<b>2,790.50</b>	<b>2,790.50</b>	
	<b>TOTAL HA - WIDE</b>			<b>\$116,725.00</b>		<b>\$11,448.32</b>	<b>\$11,448.32</b>	
<b>OK006-001</b>	Misc. floor tiles, window blinds, furnace & ducts, electrical, plumbing, door hardware, etc.	1460		17,200.00		6,437.78	6,437.78	37% Completed
<b>OK006-001</b>	Paint interior: 15 units @ \$350			5,200.00		0.00	0.00	0% Completed
<b>OK006-001</b>	Replace water heaters @ \$240 ea. (as needed)	1460	10	2,400.00		0.00	0.00	0% Completed
<b>OK006-001</b>	Replace or repair cabinets & vanities: Cabinets 15' @ \$100 = \$1,500 Vanities 3 @ \$200	1460	see breakout	2,100.00		0.00	0.00	0% Completed
	<b>Subtotal 1460</b>			<b>26,900.00</b>		<b>6,437.78</b>	<b>6,437.78</b>	
<b>OK006-001</b>	Replace refrigerators @ \$400 ea.	1465	6	2,400.00		0.00	0.00	0% Completed
<b>OK006-001</b>	Replace ranges @ \$300 ea.	1465	6	1,800.00		0.00	0.00	0% Completed
	<b>Subtotal 1465</b>			<b>4,200.00</b>		<b>0.00</b>	<b>0.00</b>	
	<b>TOTAL 001</b>			<b>\$31,100.00</b>		<b>\$6,437.78</b>	<b>\$6,437.78</b>	







**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment ok006d02

**Annual Statement /Performance and Evaluation Report** 6/8/2005  
**Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Broken Bow Housing Authority	<b>Grant Type and Number:</b> Capital Fund Program No: <b>OK56P00650203</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2003</b>
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Original Annual Statement    
  Reserved for Disasters/Emergencies    
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending **12-31-2004**    
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	6,369.00		6,369.00	6,369.00
3	1408 Management Improvements	7,200.00		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	10,000.00		0.00	0.00
10	1460 Dwelling Structures	13,412.00		* 1,180.12	* 1,180.12
11	1465.1 Dwelling Equipment-Nonexpendable	3,000.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	5,000.00		738.85	738.85
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	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	<b>\$44,981.00</b>		<b>\$8,287.97</b>	<b>\$8,287.97</b>
22	Amount of line 21 Related to LBP Activities	400.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	2,000.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	2,000.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00



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

6/8/2005

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
<b>Broken Bow Housing Authority</b>		<b>OK56P00650203</b>				<b>2003</b>		
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
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	
<b>HA - Wide</b>	Replace cracked & dislocated concrete in sidewalks	1450	286 sf	2,000.00		0.00	0.00	0% Complete
<b>HA - Wide</b>	& parking. Also areas of ponding water caused by							
<b>HA - Wide</b>	swelling tree roots & extreme temperatures @ \$7.00 sf							
<b>HA - Wide</b>	Repair erosion & damage problems as they occur.	1450	see breakout	2,000.00		0.00	0.00	0% Complete
<b>HA - Wide</b>	100 hrs. x \$14.00 = \$1,400							
<b>HA - Wide</b>	Repair topsoil 28 yds = \$280							
<b>HA - Wide</b>	2 pallets sod @ \$160 = \$320							
<b>HA - Wide</b>	Landscape: Repair and/or replace trees & shrubs	1450	see breakout	4,000.00		0.00	0.00	0% Complete
<b>HA - Wide</b>	damaged by Dec., 2000 ice storm. Rental on manlift							
<b>HA - Wide</b>	5 days @ \$200/day. Replace 10 trees @ \$100/tree,							
<b>HA - Wide</b>	labor @ 160 hrs. @ \$12.50/hr.							
<b>HA - Wide</b>	Repair sewer mains as problems occur. Opening &	1450	see breakout	2,000.00		0.00	0.00	0% Complete
<b>HA - Wide</b>	closing of sewer mains caused by dislocated tile							
<b>HA - Wide</b>	& tree roots. Allow for 2 incidents in 12 mo. @ \$1,000							
	<b>Subtotal 1450</b>			<b>10,000.00</b>		<b>0.00</b>	<b>0.00</b>	
<b>HA - Wide</b>	Replace exterior doors, windows and/or siding when	1460	see breakout	8,000.00		1,180.12	1,180.12	15% Complete
<b>HA - Wide</b>	excessive damage surfaces (usually caused by							
<b>HA - Wide</b>	termites or extreme weather, black mold, or occasionally							
<b>HA - Wide</b>	by an abusive tenant) includes ext. painting							
<b>HA - Wide</b>	Modify 5 units @ \$2,000. ea.							
	<b>Subtotal 1460</b>			<b>8,000.00</b>		<b>1,180.12</b>	<b>1,180.12</b>	* Accounting adjustments
								made after eLOCCS report, funds
								have since been drawn 2/9/05
								HUD to correct LOCCS
	<i>HA - Wide continued...</i>							
			<b>Page Subtotal</b>	<b>\$ 18,000.00</b>		<b>\$ 1,180.12</b>	<b>\$ 1,180.12</b>	









**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment ok006e02

6/8/2005

Annual Statement /Performance and Evaluation Report						
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: <b>Broken Bow Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>OK56P00650103</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u>2</u>		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending <b>12-31-2004</b>		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses	2,000.00	2,000.00	2,000.00	2,000.00	
3	1408 Management Improvements	44,000.00	26,374.00	26,290.50	26,290.50	
4	1410 Administration	18,800.00	15,543.92	15,543.92	15,543.92	
5	1411 Audit	500.00	500.00	500.00	500.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	1,500.00	0.00	0.00	0.00	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	11,000.00	6,905.12	1,559.03	1,559.03	
10	1460 Dwelling Structures	110,548.00	148,692.96	148,578.52	147,747.27	
11	1465.1 Dwelling Equipment-Nonexpendable	6,800.00	2,000.00	2,000.00	2,000.00	
12	1470 Nondwelling Structures	8,552.00	0.00	0.00	0.00	
13	1475 Nondwelling Equipment	22,000.00	23,684.00	23,684.00	23,684.00	
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	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00	
20	1502 Contingency	0.00	0.00	0.00	0.00	
21	Amount of Annual Grant (sums of lines 2-20)	<b>\$225,700.00</b>	<b>\$225,700.00</b>	<b>\$220,155.97</b>	<b>\$219,324.72</b>	
22	Amount of line 21 Related to LBP Activities	\$400.00	\$400.00	\$0.00	\$0.00	
23	Amount of Line 21 Related to Section 504 Compliance	\$6,000.00	\$4,000.00	\$0.00	\$0.00	
24	Amount of Line 21 Related to Security - Soft Costs	\$2,000.00	\$2,000.00	\$0.00	\$0.00	
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	

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

6/8/2005

PHA Name:		Grant Type and Number:						Federal FY of Grant:	
<b>Broken Bow Housing Authority</b>		<b>OK56P00650103</b>						<b>2003</b>	
		Capital Fund Program No:							
		Replacement Housing Factor Grant No:							
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		
<b>HA - Wide</b>	<b>Operations</b>								
	<b>Total 1406</b>	1406		<b>2,000.00</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>2,000.00</b>	100% Completed	
<b>HA - Wide</b>	<b>Management Improvements:</b>								
<b>HA - Wide</b>	Hire off-duty police officer as needed to patrol troubled spots	1408		2,000.00	0.00	0.00	0.00		
<b>HA - Wide</b>	Purchase updated software (Windows version) and miscellaneous updates	1408		7,000.00	4,768.60	4,768.60	4,768.60	100% Completed	
<b>HA - Wide</b>	Training needed to keep up with HUD's changing rules & regulations, QHWRA, PHAS, LBP & Black Mold Consortium for same.	1408		9,800.00	5,283.24	5,199.74	5,199.74	98% Completed	
<b>HA - Wide</b>	To employ an in-house accountant to bring accounting to the requirements of PHAS/QHWRA (pro-rated: 17.44 hr/wk x \$18.82/hr. x 52 wks)	1408		18,000.00	11,672.23	11,672.23	11,672.23	100% Completed	
<b>HA - Wide</b>	Employee Benefits (40% GW)	1408		7,200.00	4,649.93	4,649.93	4,649.93	100% Completed	
	<b>Total 1408</b>			<b>44,000.00</b>	<b>26,374.00</b>	<b>26,290.50</b>	<b>26,290.50</b>	100% Completed	
<b>HA - Wide</b>	<b>Administration:</b>								
<b>HA - Wide</b>	Capital Fund Coordinator (pro-rated 12 hrs./wk. at \$18.82/hr.	1410		12,000.00	12,957.55	12,957.55	12,957.55	100% Completed	
<b>HA - Wide</b>	Employee benefits	1410		4,800.00	2,586.37	2,586.37	2,586.37	100% Completed	
<b>HA - Wide</b>	Sundry (postage, phone, advertising)	1410		2,000.00	0.00	0.00	0.00		
	<b>Total 1410</b>			<b>18,800.00</b>	<b>15,543.92</b>	<b>15,543.92</b>	<b>15,543.92</b>	100% Completed	
<b>HA - Wide</b>	<b>Audit (prorated)</b>								
	<b>Total 1411</b>	1411		<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	100% Completed	
<b>HA - Wide</b>	<b>Fees and Costs:</b>								
<b>HA - Wide</b>	Hire Certified Inspection Group to perform PHASS inspections	1430		1,500.00	0.00	0.00	0.00		
	<b>Total 1430</b>			<b>1,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		
			<b>Subtotal</b>	<b>66,800.00</b>	<b>44,417.92</b>	<b>44,334.42</b>	<b>44,334.42</b>		

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

6/8/2005

PHA Name: <b>Broken Bow Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>OK56P00650103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
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	
<b>HA - Wide</b>	Replace cracked & dislocated concrete in sidewalks	1450	571sf	2,000.00	0.00	0.00	0.00	
<b>HA - Wide</b>	& parking. Also areas of ponding water caused by							
<b>HA - Wide</b>	swelling tree roots & extreme temperatures @ \$7.00 sf							
<b>HA - Wide</b>	Repair erosion & damage problems as they occur.	1450	see breakout	0.00	0.00	0.00	0.00	
<b>HA - Wide</b>	100 hrs. x \$14.00 = \$1,400							
<b>HA - Wide</b>	Repair topsoil 28 yds = \$280							
<b>HA - Wide</b>	2 pallets sod @ \$160 = \$320							
<b>HA - Wide</b>	Landscape: Repair and/or replace trees & shrubs	1450	see breakout	0.00	0.00	0.00	0.00	
<b>HA - Wide</b>	damaged by Dec., 2000 ice storm. Rental on manlift							
<b>HA - Wide</b>	5 days @ \$200/day. Replace 10 trees @ \$100/tree,							
<b>HA - Wide</b>	labor @ 160 hrs. @ \$12.50/hr.							
<b>HA - Wide</b>	Repair sewer mains as problems occur. Opening &	1450	see breakout	0.00	0.00	0.00	0.00	
<b>HA - Wide</b>	closing of sewer mains caused by dislocated tile							
<b>HA - Wide</b>	& tree roots. Allow for 2 incidents in 12 mo. @ \$1,000							
<b>HA - Wide</b>	Special modification: Due to residents' requests, we	1450	see breakout	4,000.00	0.00	0.00	0.00	
<b>HA - Wide</b>	plan to make modifications to parking and walks							
<b>HA - Wide</b>	to accommodate wheelchairs & walkers. (Modify							
<b>HA - Wide</b>	1 parking area @ \$2,000. Modify sidewalk							
<b>HA - Wide</b>	entries to 5 houses @ \$400.00 ea.							
<b>HA - Wide</b>	Patio fences; repair and/or replace wood patio	1450		5,000.00	6,905.12	1,559.03	1,559.03	23% Completed
<b>HA - Wide</b>	fences damaged due to weather and/or tenant							
<b>HA - Wide</b>	abuse or termites.							
	<b>Subtotal 1450</b>			<b>11,000.00</b>	<b>6,905.12</b>	<b>1,559.03</b>	<b>1,559.03</b>	
<b>HA - Wide</b>	Replace exterior doors, windows and/or siding when	1460	see breakout	6,900.00	9,643.28	9,528.84	8,697.59	90% Completed
<b>HA - Wide</b>	excessive damage surfaces (usually caused by							
<b>HA - Wide</b>	termites or extreme weather, or occasionally by an							
<b>HA - Wide</b>	abusive tenant)							
<b>HA - Wide</b>	Modify 4 units @ \$2,000. ea.							
<b>HA - Wide</b>	R&R roofing HA Wide	1460		10,000.00	7,751.57	7,751.57	7,751.57	100% Completed
	<b>Subtotal 1460</b>			<b>16,900.00</b>	<b>17,394.85</b>	<b>17,280.41</b>	<b>16,449.16</b>	
	<i>HA - Wide continued...</i>							
	<b>Page Subtotal</b>			<b>27,900.00</b>	<b>24,299.97</b>	<b>18,839.44</b>	<b>18,008.19</b>	

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

6/8/2005

PHA Name:		Grant Type and Number:					Federal FY of Grant:	
<b>Broken Bow Housing Authority</b>		Capital Fund Program No: <b>OK56P00650103</b>					<b>2003</b>	
		Replacement Housing Factor Grant No:						
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	
<b>HA - Wide</b>	Add to Tractor and Lawnmower Shed: 378 sq.ft. @ \$37	1470		8,552.00	0.00	0.00	0.00	
<i>(continued from page 1)</i>	<b>Total 1470</b>			<b>8,552.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>HA - Wide</b>	Upgrade office equipment. Purchase 4 new PCs @ \$1,850.00	1475	see breakout	3,000.00	4,684.31	4,684.31	4,684.31	100% Completed
<b>HA - Wide</b>	Purchase community room tables 6 @ \$114 and purchase 6 chairs @ \$125							
<b>HA - Wide</b>	Upgrade Maintenance equipment (hand mowers, weed eaters, chainsaw, hedge equipment, hand tools; upgrade one maintenance truck, and tractor mower	1475	see breakout	19,000.00	18,999.69	18,999.69	18,999.69	100% Completed
<b>HA - Wide</b>	<b>Total 1475</b>			<b>22,000.00</b>	<b>23,684.00</b>	<b>23,684.00</b>	<b>23,684.00</b>	
	<b>Subtotal</b>			<b>30,552.00</b>	<b>23,684.00</b>	<b>23,684.00</b>	<b>23,684.00</b>	
	<b>TOTAL HA - WIDE</b>			<b>125,252.00</b>	<b>92,401.89</b>	<b>86,857.86</b>	<b>86,026.61</b>	
<b>OK006-001</b>	Misc. floor tiles, window blinds, furnace & ducts, electrical, plumbing, door hardware, etc.	1460		13,988.00	22,152.50	22,152.50	22,152.50	100% Completed
<b>OK006-001</b>	Replace water heaters @ \$240 ea. (as needed)	1460	10	2,400.00	866.07	866.07	866.07	100% Completed
<b>OK006-001</b>	Replace or repair cabinets & vanities: Cabinets 15' @ \$100 = \$1,500 Vanities 3 @ \$200	1460	see breakout	2,100.00	0.00	0.00	0.00	
	<b>Subtotal 1460</b>			<b>18,488.00</b>	<b>23,018.57</b>	<b>23,018.57</b>	<b>23,018.57</b>	
<b>OK006-001</b>	Replace refrigerators @ \$400 ea.	1465	6	1,400.00	1,400.00	1,400.00	1,400.00	100% Completed
<b>OK006-001</b>	Replace ranges @ \$300 ea.	1465	6	1,800.00	0.00	0.00	0.00	
	<b>Subtotal 1465</b>			<b>3,200.00</b>	<b>1,400.00</b>	<b>1,400.00</b>	<b>1,400.00</b>	
	<b>TOTAL 001</b>			<b>21,688.00</b>	<b>24,418.57</b>	<b>24,418.57</b>	<b>24,418.57</b>	

Capital Fund Program Tables

Page 4 of 7







**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment ok006f02

**Annual Statement /Performance and Evaluation Report** 6/8/2005  
**Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> <b>Broken Bow Housing Authority</b>	<b>Grant Type and Number:</b> Capital Fund Program No: <b>OK56P00650102</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2002</b>
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Original Annual Statement       Reserved for Disasters/Emergencies       Revised Annual Statement/Revision Number   2    
 Performance and Evaluation Report for Program Year Ending **12/31/04**       Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	20,000.00	20,000.00	20,000.00	20,000.00
3	1408 Management Improvements	34,942.06	34,942.06	34,942.06	34,942.06
4	1410 Administration	20,090.24	20,090.24	20,090.24	20,090.24
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	1,500.00	1,501.20	1,501.20	1,501.20
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	10,827.50	9,875.00	9,875.00	9,875.00
10	1460 Dwelling Structures	149,752.20	153,770.74	153,770.74	153,770.74
11	1465.1 Dwelling Equipment-Nonexpendable	11,200.00	8,132.76	8,132.76	8,132.76
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	26,000.00	26,000.00	26,000.00	26,000.00
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	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	<b>\$274,312.00</b>	<b>\$274,312.00</b>	<b>\$274,312.00</b>	<b>\$274,312.00</b>
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00



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

6/8/2005

PHA Name:		Grant Type and Number:						Federal FY of Grant:	
<b>Broken Bow Housing Authority</b>		<b>OK56P00650102</b>						<b>2002</b>	
		Capital Fund Program No:							
		Replacement Housing Factor Grant No:							
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		
<b>HA - Wide</b>	Replace cracked & dislocated concrete in sidewalks & parking. Also areas of ponding water caused by swelling tree roots & extreme temperatures @ \$7.00 sf	1450	571sf	3,875.00	3,875.00	3,875.00	3,875.00	100% Complete	
<b>HA - Wide</b>	Repair erosion & damage problems as they occur. 100 hrs. x \$14.00 = \$1,400	1450	see breakout	952.50	0.00	0.00	0.00	0% Complete	
<b>HA - Wide</b>	Repair topsoil 28 yds = \$280 2 pallets sod @ \$160 = \$320								
<b>HA - Wide</b>	Landscape: Repair and/or replace trees & shrubs damaged by Dec., 2000 ice storm. Rental on manlift 5 days @ \$200/day. Replace 10 trees @ \$100/tree, labor @ 160 hrs. @ \$12.50/hr.	1450	see breakout	4,000.00	4,000.00	4,000.00	4,000.00	100% Complete	
<b>HA - Wide</b>	Repair sewer mains as problems occur. Opening & closing of sewer mains caused by dislocated tile & tree roots. Allow for 2 incidents in 12 mo. @ \$1,000	1450	see breakout	2,000.00	2,000.00	2,000.00	2,000.00	0% Complete	
<b>HA - Wide</b>	Special modification: Due to residents' requests, we plan to make modifications to parking and walks to accommodate wheelchairs & walkers. (Modify 2 parking areas @ \$2,000 each. Modify sidewalk entries to 5 houses @ \$400.00 ea.	1450	see breakout	0.00	0.00	0.00	0.00	0% Complete	
<b>HA - Wide</b>	Technical supervision for force account labor (\$14.80/hr. x 16hrs/wk x 52 wks.)	1460		12,314.00	12,314.00	12,314.00	12,314.00	100% Complete	
<b>HA - Wide</b>	Replace exterior doors, windows and/or siding when excessive damage surfaces (usually caused by termites or extreme weather, or occasionally by an abusive tenant)	1460	see breakout	5,459.91	5,459.91	5,459.91	5,459.91	0% Complete	
<b>HA - Wide</b>	Remodel 4 units @ \$1.380 ea.								
<i>HA - Wide continued...</i>		<b>Subtotal</b>		<b>\$ 28,601.41</b>	<b>\$ 27,648.91</b>	<b>\$ 27,648.91</b>	<b>\$27,648.91</b>	<b>100% Complete</b>	

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

6/8/2005

PHA Name: <b>Broken Bow Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>OK56P00650102</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
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	
<b>HA - Wide</b>	Upgrade office equipment, upgrade main server	1475	see breakout	9,340.99	9,340.99	9,340.99	9,340.99	100% Complete
<i>(continued from</i>	(\$2,000); Upgrade capacity of 5 PCs @ \$300 ea.							
<i>page 1)</i>	(\$1,500); Purchase 2 new PCs @ \$4,000; Purchase							
	file cabinets, 1 calculator, 3 chairs, 1 desk @ \$500							
<b>HA - Wide</b>	Upgrade Maintenance equipment (hand mowers,	1475	see breakout	16,659.01	16,659.01	16,659.01	16,659.01	100% Complete
	weed eaters, chainsaw, hedge equipment, hand							
	tools; upgrade one maintenance truck.							
	<b>Total 1475</b>			<b>26,000.00</b>	<b>26,000.00</b>	<b>26,000.00</b>	<b>26,000.00</b>	
	<b>TOTAL HA - WIDE</b>			<b>\$131,133.71</b>	<b>\$130,182.41</b>	<b>\$130,182.41</b>	<b>\$130,182.41</b>	<b>100% Complete</b>
<b>OK006-001</b>	Misc. floor tiles, window blinds, furnace & ducts,	1460		19,858.28	19,858.28	19,858.28	19,858.28	100% Complete
	electrical, plumbing, door hardware, etc.							
<b>OK006-001</b>	Replace water heaters @ \$240 ea. (as needed)	1460	10	1,250.00	1,250.00	1,250.00	1,250.00	100% Complete
<b>OK006-001</b>	Replace cabinets & vanities:	1460	see breakout	383.60	383.60	383.60	383.60	100% Complete
	Cabinets 15' @ \$100 = \$1,500							
	Vanities 3 @ \$200							
<b>OK006-001</b>	Replace refrigerators @ \$450 ea.	1465	6	2,700.00	2,200.00	2,200.00	2,200.00	100% Complete
<b>OK006-001</b>	Replace ranges @ \$350 ea.	1465	6	2,100.00	1,974.00	1,974.00	1,974.00	100% Complete
	<b>TOTAL 001</b>			<b>\$26,291.88</b>	<b>\$25,665.88</b>	<b>\$25,665.88</b>	<b>\$25,665.88</b>	<b>100% Complete</b>





