

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
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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.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

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: Housing Authority of the City of Tulsa **PHA Number:**
 OK073

PHA Fiscal Year Beginning: 07/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 2,190
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 4221 Vouchers

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:

To be a leading Public Housing Agency that enhances the quality of life in Tulsa by:

- ◆ Providing desirable housing options;
- ◆ Advocating resident involvement, leadership and self-sufficiency; and
- ◆ Promoting resident access to community services;

Through the efforts of a professional, caring and responsive Staff and Board.

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)
- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) 94%
- Improve voucher management: (SEMAP score) 100%
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- 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)

Other PHA Goals and Objectives: (list below)

Primary Goal #1: Maintain and expand staff enrichment initiatives to develop capacity, improve efficiency, and provide more effective service delivery.

Secondary Goal #1A: Improve teamwork and communication among executive management staff.

Objective A: Establish and maintain quarterly meeting schedule discussing strategic plan progress.

Objective B: Develop and implement a progressive teambuilding program with baseline and periodic measurement tools incorporated.

Objective C: Develop a communications tool for communicating the progress with obtaining goals and objectives with all employees.

Objective D: Plan and execute an annual executive staff retreat for strategic planning.

Secondary Goal #1B: Review and enhance the formalized technical training program for Public Housing Management staff.

Objective A: Develop comprehensive standardized format for property management training including a formal desk manual for reference.

Objective B: Expand training program to include asset management training for all staff.

Objective C: Increase Property Manager attendance in THA Training

Programs.

Secondary Goal #1C: Review and enhance the formalized technical training program for Section 8 staff.

Objective A: Expand training program to include increased customer service instruction.

Objective B: Develop comprehensive standardized format for Section 8 Staff training including a formal desk manual for reference.

Secondary Goal #1D: Develop and implement a formalized technical training program for maintenance staff.

Objective A: Develop comprehensive standardized technical training program.

Objective B: Identify in-house coordinator, develop in-house coursework, and secure sources for external training.

Objective C: Implement training program and begin tracking baseline and improvement data, by employee.

Secondary Goal #1E: Develop and implement a formalized technical training program for Resident Services staff.

Objective A: Develop comprehensive standardized training program to maximize the services provided as well as enhance the quality of services.

Objective B: Develop a comprehensive Community Resource Manual to ensure efficiency in services city-wide.

Objective C: Implement training program and begin tracking baseline and improvement data, by service being provided.

Primary Goal #2: Review and focus the agency's role in providing and coordinating social, self-sufficiency, and individual capacity-building initiatives.

Secondary Goal #2A: Expand self-sufficiency initiatives to enhance individual capacity and provide targeted resources to promote participation in homeownership programs.

Objective A: Develop Self-Sufficiency Resource Guide outlining all education, training, and counseling programs available to low-income residents.

Objective B: Identify residents, and participants most likely to participate and provide description of homeownership initiatives.

Objective C: Incorporate self-sufficiency initiatives into homeownership plan.

Secondary Goal #2B: Enhance and expand programs and resources available to seniors in order to provide a greater continuum of care.

Objective A: Review all programs currently provided and determine utilization of each type of service.

Objective B: Assess the local resources available to low-income persons including general living assistance, congregate care, assisted living, and convalescent care. Identify areas of need.

Objective C: Identify all potential providers in the service area (including the THA) and develop a plan for coordinating services in THA developments.

Objective D: Develop an action plan, estimate funding requirements and identify sources.

Objective E: Implement plan, monitor progress and participation, and adjust, as needed.

Secondary Goal #2C: Investigate the feasibility, cost, and potential source of funding for various levels of medical support services in senior developments.

Objective A: Develop a targeted market survey for low-income senior housing and project the specific needs of the population.

Objective B: Identify all facility needs to accommodate various levels of care. Identify potential sources of funding for facility improvements.

Objective C: Finalize plan and present to Board for authorization to implement.

Primary Goal #3: Enhance the efficiency and effectiveness of the PHA operations in order to promote resource management and maximize organizational capacity.

Secondary Goal #3A: Enhance the level of information available regarding financial and programmatic performance for individual programs, functions, or business units.

Objective A: Review current financial reporting and present requests for additions to the Controller.

Objective B: Review all requests, assess feasibility and consistency with GAAP rules, and present available options to Directors.

Objective C: Finalize and implement enhanced financial reporting. Make available electronically, if possible.

Objective D: Review enhanced programmatic performance indicators as a group and add, as needed, to meet the needs of each department.

Objective E: Automate and implement programmatic performance reporting data.

Secondary Goal #3B: Continue to expand operational tools available to all levels of employees to promote consistency in service delivery.

Objective A: Solicit input from all departmental personnel regarding improvements to policies, procedures, work methods, and systems.

Objective B: Identify all significant manual tasks in each department and identify potential system enhancements for the automation or simplification of each.

Objective C: Estimate the system needs and costs associated with

automating labor intensive tasks. Estimate savings and determine approach to implementation.

Objective D: Develop departmental plan for enhancement and submit to Executive Director for approval.

Objective E: Review makeup and distribution of staffing resources and identify any changes resulting from shifts in operational focus. Include in the next strategic plan.

Primary Goal #4: Develop a plan to expand the scope and types of affordable housing programs to meet the needs of the low and moderate income citizens of Tulsa through diversification, development, acquisition, or disposition.

Secondary Goal #4A: Perform a comprehensive market assessment and study to identify the specific needs of the low and moderate income renters and buyers in Tulsa.

Objective A: Complete demographics analysis by area, age group, income range, and family type.

Objective B: Assess the current rental and homeownership markets and project the need for the next five years.

Objective C: Analyze the current market available to the low and moderate income citizens of Tulsa. Identify particular areas of need.

Objective D: Document and publish a comprehensive Market Assessment for both rental and homeownership markets.

Secondary Goal #4B: Implement acquisition plan to evaluate various opportunities and determine the feasibility of various projects.

Objective A: Acquisition Team meets to review potential properties available.

Objective B: Financial and other data is collected and a proforma is developed to determine feasibility of acquisition.

Objective C: Field inspection of property.

Objective D: Obtain Board approval to proceed with purchase if recommended by Acquisition Team.

Primary Goal #5: Develop and implement entrepreneurial initiatives in order to create an independent income stream for the agency in the future.

Secondary Goal #5A: Evaluate the initial feasibility of various entrepreneurial initiatives currently under consideration.

Objective A: Hold follow-up brainstorming session and identify potential initiatives.

Objective B: Assess the current and future need for such services in the potential market(s).

Objective C: Project start-up costs, estimate revenue and operational expenses, and identify space and personnel requirements for each potential

initiative.

Objective D: Determine feasibility of implementing selected initiatives.

Secondary Goal #5B: Develop a detailed plan for THA's entrepreneurial initiatives and present to the Board of Commissioners for approval and implementation.

Objective A: Develop the entrepreneurial plan and obtain Board approval for implementation.

Secondary Goal #5C: Complete a market analysis for the most feasible initiatives to identify potential market and assess the agency's ability to meet the needs of the market.

Objective A: Identify the target market for each potential initiative.

Objective B: Project feasibility based on market and revise financial estimates. Project payback and annual revenue.

Objective C: Determine THA capacity to commit resources to each initiative.

Objective D: Obtain conditional Board approval to proceed with feasible initiatives.

Secondary Goal #5D: Develop plan for most marketable initiative, estimate an initial budget, and identify source of initial capital required.

Objective A: Estimate all staffing, equipment, and facility requirements for initiatives. Revise as necessary.

Objective B: Review the legal structure for the selected initiative.

Objective C: Implement initiative.

Primary Goal #6: Develop and Implement a Public Relations Plan in order to improve the image of the Authority and to further enhance the effectiveness of the Authority.

Secondary Goal #6A: Encourage and reward management participation in outside boards, committees, and other organizations.

Objective A: Increase exposure of Directors to area business and civic organizations.

Objective B: Identify strategic memberships for various THA staff members, identify cost, and allocate budget for memberships.

Secondary Goal #6B: Develop and implement a professional Public Relations/Marketing Plan.

Objective A: Review current Public Relations Plan and estimate the change in budget allocation for the development of a professional Public Relations and Marketing Plan.

Objective B: Identify Public Relations initiatives for implementation and obtain specific professional assistance, where needed.

Objective C: Develop and implement an evaluation plan for each

marketing initiative, establish baseline data, and evaluate effectiveness on a quarterly basis.

Objective D: Begin plan implementation and modify as needed based upon evaluation.

Secondary Goal #6C: Encourage and allow employee participation in professional housing organizations on a state, regional, and federal level.

Objective A: Review current memberships and participation in various organizations.

Objective B: Develop a plan for participation, identify target participants, and allocate appropriate budget.

Objective C: Develop a procedure to ensure the dissemination of information to all THA staff, as appropriate.

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

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report (see attachments, below)
- 13. Capital Fund Program 5-Year Action Plan (see attachments, below)
- 14. Other:

Admissions Policy for Deconcentration

Deconcentration Analysis

Capital Fund Program Five Year Action Plan

FY 2001 CFP/CFPRHF OK56P07350101

FY 2002 CFP/CFPRHF OK56R07350102

FY 2002 CFP/CFPRHF OK56P07350102

FY 2003 CFP/CFPRHF OK56P07350103

FY 2003 CFP/CFPRHF OK56P07350203

FY 2004 CFP/CFPRHF OK56P07350104

FU 2005 CFP/CFPRHF OK56P07350105

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 Tulsa (THA) Five Year Plan encompasses four target areas of concentration: Professional Staff Development, Resource Management, Social Responsiveness, and Housing in addition to various strategic objectives suggested by HUD. By incorporating the various goals and objectives together they build the vision for the fulfillment of the THA mission of being a leading PHA; enhancing the lives of low-income Tulsans by providing quality housing and recognizing our social responsibility to open doors to self-sufficiency for those who can't.

Our Plan addresses issues relating to PHAS (94%) and SEMAP (100%) and the challenge of Agency self reliance and non-traditional sources of revenue.

THA will notify HUD of any substantial deviations from this plan. Definitions of Substantial Deviations to and Significant Amendment and/or Modification of the Annual Plan are included in Section 9(B.)(1) of this document.

THA Departments successfully passed HUD Audits and Reviews including a Rental Integrity Monitoring Review for both Public Housing and Section Eight programs, an ADA Compliance Review, and a Section 3 Review.

THA Staff morale and support shined in this years United Way campaign. Even though, due to budget, supervisors increases were eliminated and staff increases were limited to 3%, THA Staff exceeded our United Way campaign goal by 10.2%, a 17.3% increase in pledges and 73.5% participation, 15.3 percentage points over last year's participation.

Agency Accomplishments in General include:

THA Senior Management completed a revision of the Authority's Strategic Plan in FY 2004.

The Capital Improvements Department developed and assigned 85 contracts at a total cost of \$3,358,512.35 which included the completion of the five year exterior modernization of our public housing communities. Interior modernization continued with new cabinet installation and

the final phases of Scattered Site modernization as well.

Occupancy for Public Housing averaged 98% for the year and the lease up rate in Section 8 has continued to improve.

Senior Management has developed an excellent working relationship with elected officials on the local, state and national level by keeping them informed of changes in policy affecting THA.

All Departments updated and revised their Departmental Procedures Manuals.

HUD authorized numerous budget reductions and recaptures during the past year including eliminating the Public Housing Drug Elimination Grant, recaptures of Section 8 funding, and reductions in Capital Funding. Additionally, the City of Tulsa reduced funding for THA's Recreation Program. These cuts required reductions in THA staff, THA's Security program and a reorganization of the Resident Services Department, however, Senior Management was still able to present a balanced budget to the Board.

Moved and upgraded THA's Forced Account Cabinet Shop. This new facility is now under production and making cabinets for THA sites. To date THA staff has rebuilt all cabinets at Sandy Park and started rebuilding at South Haven.

Departmental Accomplishments are as follows:

Assisted Housing

We are currently in the process of selecting families for our Housings Choice Voucher program; our program has a capacity for 4221 families. We have continued improving the quality of both assisted and public housing by implementing an ongoing Customer Service Training program for staff. We've begun working to increase assisted housing choices by holding receptions for landlords to express our appreciation and answer any questions that they may have about the program; developing a more professional and easier to understand owner packet to send out to landlords who express an interest in the program.

Section 8 Homeownership

THA kicked off the Section 8 Homeownership program in November with approximately 1000 letters being mailed to current Section 8 Voucher holders meeting the initial screening criteria. One hundred twenty (120) people have attended the workshop. Forty-four (44) families have been seen for a financial evaluation. Nineteen (19) have been referred to a lender and eighty-two (82) have developed Action Plans to clear up credit issues. Eight (8) have been approved by Bank One. Six (6) clients have purchased homes. Judy Mayfield was the first client and a Housewarming/Press Conference was held on June 27, 2003 with HUD, Bank One, Fannie Mae and others in attendance. The other two (2) clients chose not to purchase homes. Our first homebuyer was the 14th person in OK to buy a house through the Section 8 program. HPT/THA partnership on the Section 8 Homebuyer Education program won an award from OHEA (Oklahoma Homebuyer Education Association) for the partnership and it included a \$500 check.

Section 8 Family Self-Sufficiency Program

THA introduced its Family Self-Sufficiency Program in 1991, and it continues to assist low-income families in bringing the pieces together, by helping them make the transition from public assistance to becoming economically independent.

Each participant has his or her own individual set of goals. These goals may include completing their GED or continuing their education at a two or four-year college. Some participants receive vocational or technical training. Many enter the work force for the first time, while others continue to work in their desired fields.

An incentive of the Family Self-Sufficiency Program is the escrow account. As the family's earned income increases, contributions are made to the escrow account on the family's behalf. Once the family is determined "Self-Sufficient" (which can be in five years or less), the money in the escrow account is paid to the participant. No conditions are imposed on the use of the money but families are encouraged to pursue home ownership.

The Family Self-Sufficiency Program provides community support and resources to encourage and assist families toward becoming self sufficient, but the desire to succeed and become independent comes from the participants.

Expanding economic opportunity is a desired outcome of the program. To assist in this participants are referred to Workforce Oklahoma to register for employment, assistance with resumes, employment testing. Participants are also given the THA employment information telephone number and employment opportunities are also listed when available in the program newsletter.

Program participants are also encouraged to pursue homeownership and are referred to THA's Homeownership program as well as Homeownership Tulsa and Community Action Project of Tulsa County for seminars relating to home buying and financial assistance with closing costs.

Future participants will come through the THA Section 8 assisted housing program and will continue to receive credit counseling seminars, homeownership seminars, GED programs, educational and training guidance so that the tools necessary to end the cycle of generational poverty are provided.

Development

Grants

As of December 31, 2004, 108 grant opportunities have been investigated, 42 applications have been submitted, 14 applications have been denied, 15 applications have been awarded and 13 are pending. The forty-two (42) applications submitted during 2004 totaled \$5,302,815.92, the fourteen (14) applications denied total \$2,628,001.35, the fifteen (15) applications awarded total \$1,472,817.86, and the thirteen (13) applications pending total \$1,201,996.71.

Grant Administration

We continue to follow the Special Purpose grant handbook. Quarterly grant oversight meetings

are being held. A grant summary reflecting charts of spend down and match information is being distributed at the oversight meetings. Grant reviews are being conducted on schedule with no major findings. Minor issues are being resolved in a timely manner.

Housing Counseling Activities

Housing Partners of Tulsa, Inc. (HPT) received approval from HUD as a certified Housing Counseling Agency effective December 10, 1998. In September 1999, HPT received a Housing Counseling Grant to fund the housing counseling activities currently being provided by HPT and has continued to receive this grant annually.

HPT was created in 1991 as a 501 (c) (3) not-for-profit corporation. The mission of HPT is “to provide a wide range of affordable housing options for low and moderate-income Tulsans and to promote programs leading to self-sufficiency and home ownership. To achieve these ends, HPT will initiate cooperative efforts within the private and public sectors to mobilize resources and coordinate programs.”

HPT applied to the City of Tulsa's Urban Development Department in June 1999 to become a Community Housing Development Organization (CHDO) in order to develop affordable housing in the Tulsa community. HPT continues to receive approval as a CHDO each year.

The housing counseling services offered by HPT, operating in cooperation with THA benefit renters, potential homebuyers and current homeowners. THA, because of housing needs and housing problems, receives over 5,000 applications each year. The applicants either lack “decent, safe and sanitary” housing or occupy HUD-related housing, a conventionally financed home, or a home financed under a state, county, or city program. They come to HPT because they are facing the possibility of foreclosure as a homeowner, eviction as a renter, or other circumstances that impair their continued occupancy in affordable, decent, safe and sanitary housing.

HPT offers individual assistance with financial counseling, landlord/tenant relations, pre-purchase homeownership counseling, debt management, rental payment referrals and homebuyer's education counseling. These services meet the housing needs and problems of the targeted area.

Additionally, during 2000 HPT purchased 66 single family homes in the Tulsa area, with the goal of expanding affordable homeownership opportunities for Tulsan's.

HPT is now assisting THA with it's Section 8 Voucher Homeownership Program by providing financial evaluations and homebuyer education. As of December 2004, THA has allocated 20 vouchers to be used in the Homeownership Program.

Homebuyer Education classes are held weekly. A total of two hundred forty seven (247) persons have attended orientation and one hundred fifteen (115) that attended were seen for financial evaluation. Sixty (60) people have graduated from the program. Of those graduates, twenty-two (22) have purchased a home. In addition to the homebuyer education numbers sixty (60) people

have called requesting housing counseling services and thirty-two (32) of those people have followed the plan explained to them and come in for an appointment. HPT continues to be certified as a Housing Counseling Agency and is certified as a CHDO (Community Housing Development Organization). HPT worked with Fannie Mae to obtain the Housing Counselor software and began using it October 1, 2003. Additionally, HPT received its contract and through working with Fannie Mae and First Mortgage Corporation we have almost finalized the paperwork to become an approved agency for loan origination purposes. This will allow us to become more of a one-stop shop and serve our clients more efficiently. On October 1, 2003 Ken Beck from the Oklahoma City HUD office conducted a biennial review of our agency. At exit interview, Mr. Beck stated that our files were in good shape and he did not have any concerns.

HOME Program

In October 1999, HPT was awarded \$300,000 in HOME funds for the acquisition of six houses, rehabilitation of the property as needed, and the provision of homeownership assistance to low-income Tulsa citizens. Another \$300,000 was awarded in FY 2000. HPT recently received \$400,000 in HOME funds for the acquisition of 8 additional homes. HPT has received \$300,000 for the fiscal years 2003 and 2004.

HPT client eligibility is monitored and managed by the HPT Homeownership Coordinator on the following criteria:

- Client must meet income guidelines qualifications established by HUD.
- Client must have satisfactory or easily repairable credit history, job stability, and sufficient rental history.
- Preference is given to clients who have already initiated the mortgage pre-qualification process through a lender.
- Client must agree to complete a first time homebuyer's training course through HPT or another HUD-certified Housing Counseling Agency.
- Client must be able to provide their portion of the closing costs and down payment prior to closing.
- Upon completion of their first time homebuyer's training course, HPT will provide them with up to \$2,000 of matched funds for down payment and closing costs.

Numerous homebuyers are currently working with the Homeownership Coordinator to qualify for purchase of a home acquired and rehabilitated by HPT. Twenty-four homes have been acquired since the first HOME Contract in 1999. Eighteen have been sold. The project is gaining momentum as the word spreads and we anticipate it will continue to grow. HPT is developing a reputation for the unique style of rehab that includes crown molding, ceramic tile in the kitchen and baths, and updated paint colors.

In March 2003, HPT added a carpenter and a maintenance supervisor to rehab the homes. In August 2003 HPT added an additional Homeownership Coordinator to expand the outreach and counseling services available to clients in need.

Northgate and Suburban Acres Homeownership

Of the 66 houses originally purchased, two have been sold and 64 remain in HPT's possession. At present (December 2004) 37 houses are rented at market rate, 15 are rented to Section 8 tenants and the remaining 12 are vacant. Among the 15 Section 8 tenants, 12 are from Tulsa Housing Authority vouchers and three are from Oklahoma Housing Finance Agency. The average occupancy rate is approximately 81%.

Capital improvements on the properties to date include the replacement of 40 roofs, general maintenance to electrical, mechanical and plumbing systems, as well as exterior work as needed. These repairs were considered urgent, and were intended to make the properties fit for habitation. They do not include those improvements that might be required to make the properties marketable or desirable.

THA staff is present in the Northgate area on a continual basis during normal operating hours. The property manager and two maintenance staff are occupied on the properties eight hours per day, five days per week. This presence has served to bring increased cohesion and stability to the neighborhood and discourage criminal activity through both active and passive measures; just as vacant, unattended property has proven to be an invitation to vandalism and other criminal activity, so the presence of management and maintenance staff has served notice that the area is being watched, a disincentive for crime. The property manager also acts in cooperation with other property managers to coordinate the reporting of problems to the appropriate city agency, including the Tulsa Police Department and Code Enforcement.

At the present time, Housing Partners of Tulsa, in conjunction with the Housing Authority of the City of Tulsa, is attempting to address the needs of the Northgate community by seeking additional funding through block grants, federal grants and commercial sources, and through active collaborative multi-agency efforts.

Entrepreneurial Activities

2003 saw the development of a Multi-Family Housing Acquisition Plan, an Entrepreneurial Initiatives Plan, and a Property Management Plan. In addition, we have offered:

- Two (2) lead base paint trainings.
- Management Development training.
- "Wearing Your HR Hat" training.
- THA Capital Improvements staff provided assistance to Pawnee Housing Authority with CFP, Grants and Project Files.
- MASS Training
- RIM Training (one in Lawton, OK)
- Hosted Grantsmanship Training

Programs in Development include:

- Accounting has completed services in the areas of Payroll and Basic Bookkeeping.
- Section 8 has completed proposals for Improving Section 8 Performance, Developing an Admin Plan, Developing a Procedures Manual, Conducting HQS Inspections.
- Human Resources has developed proposals for Employee Records Management and Policy/Procedures Development.
- Public Housing has developed proposals for Monitoring/Management Tools & Reporting and Vacancy Reduction.
- The Development Department has almost completed a service for Loan Origination and has completed a service for leasing the Training Room.
- Several other services are being developed by Contracting, Public Housing, and Resident Services.

Capital Improvements

THA continues to maintain “High Performer” status by continually planning and meeting the goals of our Five (5) Year Plan, funded by our CFP Grant. We assess the need of each individual site, with the help of the Resident Association and Residents. The support and help of our Board of Directors has also been a key to our continued success.

In recent years THA has focused on the Exterior Modernization of our sites, which was completed in early 2004. We have also landscaped, replaced playground equipment and installed security surveillance equipment at some of these sites. With the loss of funding from our PHDEP Grant, we have increased the lighting at our sites to help with security. Along with the lighting, we have installed and replaced fences at various sites.

Our present and future focus is on the Interior Modernization of our sites. We have completed three (3) Family Sites and have others underway. THA has been using both contractors and our Forced Labor staff to drive this Major Modernization Package.

Capital Fund

The Capital Improvement Department continues to administer the Capital Fund Grant to provide a quality home for our residents.

The Capital Fund Grant has helped The Tulsa Housing Authority fulfill its Mission Statement to be a leading Public Housing Agency that enhances the quality of life in Tulsa by: Providing desirable housing options; Advocating resident involvement, leadership and self sufficiency; and Promoting resident access to community services; Through the efforts of a professional, caring and responsive staff and board. Due to the direction of our Executive Director, Tulsa Housing Authority Board, input from our Resident Association members and Tulsa Housing Authority staff, we have used this Grant wisely and have maintained a high performer status.

THA is required by HUD to submit an updated annual plan outlining proposed modernization activities for the next five (5) years. This annual plan consists of a management and physical needs assessment that includes modernization costs and implementation of management improvements at THA's three high-rises, eleven (11) family communities and one hundred sixty-four (164) single-family homes. These needs are prioritized by THA based on meetings with resident association members and management staff at each site. This information, work items most of which require immediate capital needs, is brought before the CFP Oversight Committee consisting of the Executive Director and senior management. The information is reviewed and a final plan is completed. This final plan is submitted to THA'S Board of Commissioners for approval.

Since the last Agency Plan submission, Tulsa Housing has processed many contracts. Included in these contracts were modernization packages of scattered sites consisting of roofs, siding, electrical upgrades, installation of HVAC systems, attic insulation and overhead garage doors. We have also developed and implemented a major site drainage and erosion project at two of our family sites. Input from our residents generated a request to provide site lighting. This project was implemented by THA and has provided the families a safer and more secure environment. The development and implementation of a major paint contract for several family sites, replacement of sewer lines, procurement of a major contract to repair damaged and heaving sidewalks has improved our family sites.

The high rises have received replacement of shower pans, emergency generators and associated equipment. The Capital Improvements Department secured the modernization of freight elevators at one of our high rises to provide a safer and more efficient usage of the elevators. Many other projects have been developed to provide our residents with a nicer and safer home environment.

The Tulsa Housing Authority has focused its Capital Improvements towards our family sites and will continue to take care of planned capital needs. However, our new direction for modernization will focus on our high-rise units for the elderly. Through our forced account Cabinetry Shop, THA plans to build and install, where appropriate, new cabinetry in the high-rises. We have begun some of our modernization projects, which were developed through the Mechanical Assessment of the high-rises completed in 2003. Because of the major expense associated with this need, this work will continue but must be funded from year to year. All of these projects have helped Tulsa Housing Authority be a well-managed and high performing Housing Authority.

THA has also turned its focus on various 504 upgrades to help meet the needs of our residents and guests. We have recently completed our annual evaluation to help us determine needs, and the feasibility of meeting those needs, both now and in the future. And, in addition, developed a tracking mechanism for THA owned units that are ADA compliant and manage the units that need to be updated to meet regulations and provide location of the existing UFAS amenities for the possible placement of residents requiring accommodations.

Finally, with the cuts in our 2003 CFP funding, the Capital Improvements Department has, with the help of our Executive Director, made the necessary revisions to some of our future needs, although we hope this will not be a trend to decrease a much needed grant.

Management Information Systems

THA's MIS department has started a 3 1/2 year initiative to replace the current Legacy Software with applications written in Visual Basic.Net.

MIS has implemented an Enterprise Backup System which backs up all 6 Network Servers nightly.

MIS has added one additional developer to the staff, for a total of 5 members of the Department.

HOPE VI

HOPE VI Overview

The Tulsa Housing Authority (THA) received \$28.64 million of 1998 HOPE VI funding from the US Department of Housing and Urban Development to undertake a public/private revitalization of the Osage Hills Public Housing community. The HOPE VI Program provides funds to housing authorities to help them demolish severely distressed public housing developments and in their place create mixed income communities that are integrated with the surrounding neighborhoods.

THA selected Michaels Development of Marlton, N.J., to assist it in undertaking the redevelopment of Osage Hills. Together we refined a seven-phase physical plan and have set a course of action to raise the additional private funds necessary to complete the redevelopment. The plan included the demolition of all 388 Osage Hills public housing units and Community Center and the construction of approximately 446 new units of housing and a new Community Center. The seven phases are as follows:

Phase I, Osage Center - Centrally located on-site, this 128-unit rental project (107 ACC units, 21 tax credit) includes the 52-unit senior citizen mid-rise, 28 senior cottages, 48 units in duplexes, triplexes, and a four-plex, on all of which construction is complete. Additionally, a 20,000 square foot community center, which has been built to provide space for management offices, childcare, supportive services and after school recreation programs; currently this buildings construction is 100% complete.

Phase II, Osage Duplexes - Located at the southern most portion of the existing site and backing up to the Tisdale expressway, this 49-unit rental project (17 ACC units, 32 tax credit) consists of 23 duplexes and one triplex. A scenic park/recreational area between Osage and Country Club Drives has been constructed as part of this project. Project two's construction is 100% complete.

Phase III, Country Club North - Located primarily west and north of the new community building, Project 3 consists of 76 rental units (56 ACC units, 20 tax credit). Duplexes are located along the golf course with higher density four-plexes and six-plexes located just south of Newton

Street along the northern boundary of the existing Osage site. This project also includes a large park and recreational area. This project is complete and 96% occupied.

Phase IV, Osage North - Located directly north of the community center, this project consists of 72 rental units (49 ACC units, 23 tax credit) in duplexes, triplexes, and six-plexes. This development is adjacent to and shares the park/recreational area developed as part of Project 3. This project is complete and 96% occupied.

Phase V, Nogales Neighborhood - Original financing plans anticipated the acquisition of sufficient property to allow the construction of eighty-two (82) affordable rental units (55 ACC units and 27 tax credit) as infill development within the Nogales neighborhood. Building types were to include duplexes, triplexes, four-plexes and six-plexes. This project was modified to only include 28 total units. The project consists of 14 PH units and 14 Tax Credit units. 50% of the projects units are now complete with leasing to begin by late spring of 2005. The remaining 14 units are scheduled to be completed by Feb 2006 with leasing to be completed by April 2006.

Phase VI, Affordable Homeownership - The redevelopment plan also called for the development of 15 affordable homeownership units to be constructed as infill housing in an expanded Nogales neighborhood. These units were to have been ranch-style homes of approximately 1,200 square feet to be marketed to families that earn up to 80% of area median income. This phase of the HOPE VI revitalization plan was eliminated due to the high costs of acquiring properties in the targeted area. The approved amended revitalization plan calls for these units to be acquired and or constructed as rental units. The new rental unit phase has been amended to include a total of 88 units.

Phase VII, Market Rate Homeownership - To complement the redevelopment, the Tulsa Housing Authority has acquired approximately 5 acres of land adjacent to the most southern part of the Osage site and along the golf course for the construction of 21 market-rate homeownership units. The property has been sold to single-family home developers. THA is currently having the required infrastructure improvements installed and the first homes to be constructed are scheduled to start in mid-summer of 2005.

In addition, the THA HOPE VI CSS (Community Supportive Services) staff has been working hand in hand with the construction of the new development, providing case management services to the former residents of the apartment community assisting them with working towards their goal of self-sufficiency. Those residents that were interested in participating allowed our staff to complete an assessment of their household and, at the same time, our staff developed goals and an action plan based on each of their needs/wants. The Case Managers meet with these clients every 1 -1 ½ months to assess their progress and assist with any issues that they are currently working on. With the assistance of local agencies and community partners, the Case Managers are able to assist in areas such as college enrollment; job-placement/training; GED classes; medical treatment; childcare, etc. These case management services are required for former residents interested in moving back to the development.

Human Resources

Because of our recruiting efforts at OSU, THA was inducted into the OSU 1000, which is composed of the top companies/organizations that work with OSU in recruitment.

Updated all training materials with current standards and policy changes.

Computerized training attendance records for easy retrieval.

Reinstated an employee communication newsletter, renamed "The Common Thread" (published quarterly)

Developed and provided new training classes (i.e., personality types, public speaking, font strokes, criticism, and workplace basics.), a technical training program for the Section 8 staff, and a training for staff regarding the 401(k) website. In addition, THA sponsored Elevator Training for 20 THA employees and a PRC Training for THA's Master Meter Sites.

Accounting

Admin Services has utilized the Legal/Collections Clerk for small claims court. This almost entirely eliminates the need for legal counsel for evictions. This has resulted in an approximately annual savings of \$10,560.

Admin Services also enters payables daily. This allows budget reports to reflect the most current numbers on a daily basis.

Admin Services also completed a PMR that has A/P checks print by order of dollar amount. This reduces the time in reviewing and signing checks. This innovation results in an approximately annual savings of \$1,056.

Admin Services implemented Timesheet management for sites. Site staff now completes Timesheets. Once approved by management, these timesheets are used to automatically update payroll. This eliminates the time spent by the Payroll Clerk in manual data entry. This innovation saves time and errors. This will result in an annual savings of approximately \$1,621.

Admin Services developed the idea of having payroll remittance printed on a separate sheet of paper verses using check stock. This will be implemented in December and will provide an approximately annual savings of \$1,473.

Admin Services also has begun utilizing system generated automatic contra's for vehicle and capitalized expenditures in Accounts Payable. These automatic contra eliminate data entry by the Accounts Payable Clerk and eliminate keying errors. This will annually save the Authority approximately \$868.

Accounting employed a third party agreement with ONEOK for procurement of natural gas. This agreement has so far resulted in savings of \$8,173. in 2003 with 2 months of savings not yet included. This agreement is projected to save the Authority approximately \$38,502. for natural

gas procurement in 2004.

Accounting negotiated a telephone service contract with LOGIX that result in an approximately annual savings for phone services of \$5,000.

Accounting negotiated a banking service contract with BOK that results in an annual savings of \$1,617. from 2003 verses 2002.

Security

Several years ago the THA Board began a quest to make a difference in the lives of the residents of Public Housing. To address their needs, THA has continued to build upon its comprehensive plan to provide supportive services for all residents, thereby increasing self-sufficiency and eliminating drugs and drug-related crime in its communities. To achieve this, THA combined Drug Elimination funds with resources already available in the Tulsa community to create a synergistic effect within our communities. Each of these programs is outlined as follows:

Employment of Private Security

A contract with a private security firm provides gate guards to man the Guard House at the entrance to Comanche Park and Apache Manor. Also, security provides door guards at the high-rises, as well as drive-through and walk-through patrols at all family communities. The guards verify identification of persons entering the communities. Non-residents entering the complex are asked their name, destination and/or business in the complex. Each vehicle entering the complex has its tag number noted, as well as arrival and departure times. Security guards also assist in the identification and removal of those banned from THA properties. Individuals on the banned list include those with a known drug or criminal history and those who have been evicted. Additionally, guards assigned to the communities respond immediately to emergency situations and contact local law enforcement when appropriate.

Drug Investigator

One full time trained Drug Investigator is employed by THA to investigate drug-related crime in THA developments. He responds to referrals from residents, staff and tips obtained through the Drug Hotline. The Investigator follows up on leads, develops adequate information that enables local law enforcement agencies to make arrests and provides any necessary support at judicial proceedings.

Drug Hotline

A 24-hour dedicated phone line is maintained in THA's Security office. The number enables residents to make anonymous reports about suspected drug use or sales in their communities. Reports are received by the Director of Security and assigned to the Drug Investigator. To keep residents informed about the Drug Hotline, a flyer is distributed door to door at every unit within THA public housing developments no less than twice a year.

Resident Services

Community Resource Centers

At each public housing site, THA provides deprogrammed units, including utilities and security,

for a wide array of literacy, education and employment-based programs. The Resource Center is staffed by a full-time Service Coordinator who provides self-sufficiency programs and services to the residents. Some of the programs and services offered in the Resource Centers include nutrition and health education, parenting classes, basic needs assistance, job support services, family counseling, resident leadership training, job training, life skills education and computer literacy. The Service Coordinators provide intake, assessment, planning, coordination, and delivery of services that support economic development and self-sufficiency activities. They also work to identify barriers and work to provide programs that will enhance the quality of life and prepare residents to enter the workforce thereby breaking the cycle of poverty. Additionally the Service Coordinators work with residents on many issues of Welfare Reform, including childcare, transportation, education, and other needs that are identified.

Job Support Program

The ten (10) full-time Service Coordinators assist with job search skills including resume writing and interviewing practice. They assist residents with interest and skills testing, information and interaction with and referrals to established higher education and vocational institutions and financial aid programs. They conduct periodic Career Fairs at the various sites and conduct job skills programs as needed. Also, they help residents with budgeting and financial planning to achieve educational and career goals.

GED Classes

Service Coordinators refer residents to GED classes offered by Tulsa Public Schools. Once a GED examination is passed, the Service Coordinator assists the students in identifying areas of interest and referrals are made to higher educational opportunities as well as the BOK Scholarships and they offer assistance with completing financial aid applications. Computers are available in each Resource Center for use by children and adults and the Service Coordinators assist with instruction of the various software packages.

Resident Participation

Resident of THA communities are actively involved in the planning and development of programs for their communities. Resident Association officers attend quarterly meetings at the THA Central Office and participate in an annual leadership training workshop. The workshop is designed to provide and enable the residents to effectively address problems in their communities. It is designed to strengthen the leaders' ability to take responsibility for the safety and security of their neighborhoods and to involve the residents in the process. Workshop topics have included parliamentary procedures, running effective meetings, soliciting donations/fund raisers, HUD regulations, conflict resolution and bookkeeping.

Community Services for the Elderly and Disabled

Since 1996, THA has provided a Service Coordinator to assist the elderly/disabled Public Housing residents residing in Pioneer Plaza, LaFortune Tower, and Hewgley Terrace. In 2001 we attained funding from the Elderly Service Coordinator Ross Grant, which has allowed us to hire three (3) full-time Elderly Service Coordinators ensuring that residents at each property have equal access to services as our family sites. At times, fixed incomes and the lack of adequate transportation inhibit elderly/disabled residents in THA communities from accessing services

available to them within the Tulsa area. The Elderly/Disabled Service Coordinator provide social service referrals for many basic needs including medical needs, mental health needs, food, as well as financial assistance. They also provide various programs and activities aimed at improving the quality of life of our elderly and disabled residents. Additionally, the Service Coordinators conduct intake and assessment of all high-rise residents and work to meet the identified needs using many community resources

Agency Collaboratives:

TulsaWORKS

The TulsaWORKS Program, a career preparation and employment program linked with family support assistance, became available to assist low-income residents in July 1998 with funding provided by the 1997-1998 United Way Venture Grant. In March 2000, funding was received from the Department of Human Services Family Support Division to continue the successful TulsaWORKS Program. Partners in the program include Goodwill Industries, YWCA Women's Resource Center and Resonance, A Support Center for Women, the Tulsa Alliance for Families, Neighbors Along the Line, and the Tulsa Housing Authority. A variety of training programs are available to assist participants ranging from office skills training, to customer service training. THA Service Coordinators refer and recruit residents for this program and attend monthly coordination meeting with TulsaWORKS staff to ensure the best services are being provided to THA residents.

Bookmobile Services

The Tulsa City-County Library system provides bookmobile to all THA Public Housing family sites. This provides on-site access to most library services for any resident who wishes to use it. The Service Coordinators and Recreation Directors at each site continue to work to promote usage of the Bookmobile Program.

BOk Opportunity Scholars Program

In an effort to break the poverty cycle through education, THA, the Bank of Oklahoma (BOk), Tulsa Community College (TCC), and Oklahoma State University of Tulsa (OSU-Tulsa) have joined together in a unique collaborative. The BOk Opportunity Scholarship Program offers THA Public Housing residents a chance to receive college scholarships. The program offers recent high school graduates residing in any of THA's Public Housing communities financial assistance to cover the cost of transportation and supplies. Scholars must be enrolled as full-time students at either TCC or OSU-Tulsa, must be a recent graduate of a Tulsa High School, and must reside in a THA family community.

Recreation

Constructive activities for youth are provided through a comprehensive recreation program at all family sites. Services are maintained by a private, non-profit organization on a contractual basis. The non-profit organization is funded by the United Way and also leverages private donations to support their programs.

Youth Councils

Since 1989, CHOICES (Challenge, Hope, Opportunity, Insight, Change, Empowerment, Success) has provided an innovative home and community-based program, providing primary substance abuse intervention services on-site, to children, adolescents, and parents who reside in 8 THA family housing communities. CHOICES utilizes a unique, collaborative service delivery model, reaching all members of the family. It is currently provided through a cooperative and contractual agreement with Family & Children's Services, Inc., a respected youth services agency serving Tulsa since 1925.

Quality Early Childhood Education

In 1998 the Osage Early Childhood Program opened. THA is currently in partnership with Community Action Project of Tulsa County to provide the Child Development Centers at Country Club Gardens (formerly Osage Hills). The Country Club Gardens Child Development Center has 49 childcare service slots, the new facility (when opened) at Country Club Gardens will have 88 slots.

The quality early childhood program currently in operation is : Providing quality early childhood development programs for children ages 0 to 5 years of age, and has received 3-Star ratings from Department of Human Services (DHS). Additionally, it help low-income parents raise healthy children who are able to relate to people and the world around them, and to grow and feel their own competence.

Resident Services and MIS worked together to establish a computerized Referral System which enables the Property Managers to send resident referrals to the Service Coordinators and it allows THA Management to track referrals being made and completed.

MIS completed work on a computerized system, enabling THA Management to track resident referrals made by Service Coordinators to outside agencies. In this system the Service Coordinators input data as they are speaking to clients and then the form can be printed out and given to the client so they will have something to take to the various agencies they are being referred to.

Resident Services completed two more resident training curriculums Budgeting and Self-Esteem in addition a third, Housekeeping, is now 80% complete.

An increased emphasis has been placed on programming in 2003 and as of November 21st, 4,338 residents have attended programs conducted by the Service Coordinators. That is an average of 394 residents each month. This is a significant increase over last year when we averaged 200 to 250 monthly.

Needs Assessment:

In June 1998 Resident Services personnel began surveying residents at each Tulsa Housing Authority family housing site and high-rise using the "Resident Services Social Needs Assessment Form." Analysis of the Needs Assessment information plays an integral part in

accurately evaluating the needs and requests of residents, which in turn, improves our ability to offer appropriate programs and services. In the last year we have worked to refine this system in order to make the best use of the information that we receive. We now survey every new household as they move in. It is our goal to keep all of the information up-to-date and accurate. Therefore, as residents move out of THA housing, their Assessments are automatically moved out of the Needs Assessment System ensuring that our information is based on current residents. We now have the ability to access and query specific information from our Needs Assessment Overview for both the Family Assessment and the Elderly/Disabled Assessment Forms.

Areas Covered in the Family New Resident Needs Assessment survey include:

- Part I: Basic information
- Part II: Family Issues
- Part III: Education / Employment / Income
- Part IV: Community Involvement / Programming

The Family surveys currently in the system provide the following responses:

Part II

- 78% are Single Parents
- 34% have a regular doctor
- 36% use a health Clinic for Medical needs
- 29% go to the Emergency Room for illness
- 17% are currently pregnant
- 30% are receiving Family Planning Assistance
- 212 residents have not had a physical exam in 3 or more years
- 1660 residents, adults and children, have not seen a dentist in 3 or more years
- 722 do not have any Health Insurance
- 8% of the children are not current on their immunizations
- 25% report having been homeless in the past
- 46% have lived in assisted housing prior to moving in to THA
 - 17% of those who have lived in assisted housing before have lived in assisted housing for 3 years or more over their whole life
- 42% have moved 3 or more times in the last 5 years
- 38% use their own vehicles for transportation
- 25% use the bus for transportation
- 35% state that if a child care facility was available on site they would use it

Part III

- 2% of adults do not know how to read
- 16% are in College or Vocational School
- 55% are interested in going to College or Vocational School

- 100% of school age children know how to read
- 25% were employed at the time they were housed
- Of those who are employed, 37% have full-time employment
- Of those who are employed, 53% have part-time employment
- Of those who are employed, 3% are in job training
- Of those who are employed, 8% have temporary employment
- 57% of those who are unemployed have not work for 6 months or more
- 78% are interested in finding employment
- 46% are interested in owning their own businesses
- Barriers to Employment
 - a. 33% Transportation
 - b. 19% Child Care
 - c. 5% Background Checks
 - d. 20% Limited Skills or Education
 - e. 1% Drug Screenings
 - f. 13% Disabilities or Health Problems
 - g. 7% Assistance Decreases or Rent Increases
- 10% receive TANF
- 61% receive Food Stamps
- 4% receive SSDI
- 9% receive SSI
- 11% report other income

Part IV

- 32% are interested in GED Classes
- 12% are interested in Literacy Classes
- 57% are interested in Computer Training
- 6% are interested in Substance Abuse Education and/or Support Groups
- 26% are interested in Parenting Classes
- 33% are interested in Budgeting or Credit Counseling
- 50% are interested in Job Training or Support Classes
- 23% are interested in WIC
- 15% are interested in Family Counseling
- 22% are interested in Health or Nutrition Classes
- 23% are interested in Tutoring or Mentoring for their Child
- 47% are interested in Resident Associations
- 49% are interested in Neighborhood Watch programs
- 32% are interested in Health Care prevention and Education Programs
- 47% are interested in On-Site Health Clinics
- 68% are interested in becoming home owners in the next 5 years

Query Totals of All Family Sites

Query Name	Query Totals
Teen Mom or Pregnant Teen	153
Resident with Full-Time Employment	138
Resident with Part-Time Employment	194
Adult Resident W/O H/S Diploma or GED	614
Single Male Head of Household	78
Single Female Head of Household	1021
Dual Parent Household	123
Seek Medical Attention With Family Doctor	503
Seek Medical Attention at Health Clinic	524
Seek Medical Attention at Emergency Room	426
Residents with Medicaid Insurance	2278
Residents With Medicare Insurance	84
Residents with Private insurance	139
Residents with Other Insurance	276
Residents with Health Insurance	2777
Residents with No Insurance	726
Households not Current on Immunizations	111
Households which Travel by Own Vehicle	555
Households Which Travel By Bus/Taxi	365
Households Which Travel By Friend/Family	5
Households Which Travel By Other Means	5
Households with Transportation Barriers to Employment	489
Households with Childcare Barriers to Employment	281
Households With Limited Skills/Education Barriers to Employment	299
Households with Disability Barriers to Employment	192
Households Receiving TANF	146
Households Receiving Food Stamps	895
Households Receiving SSI/SSDI	126
Households Receiving Other Income	159
Households Interested in GED Classes	474
Households Interested in Substance Abuse	87
Households Interested in Neighborhood Watch	716
Households Interested in Family Counseling	226
Households Interested in WIC	336
Households Interested in Literacy Programs	174
Households Interested in Parenting Class	386
Households Interested In Budgeting/Credit Counseling	492
Households Interested in Health/Nutrition Classes	329
Households Interested In On Site Medical Clinic/Screenings	684
Households Interested In Computer Training	842
Households Interested in Youth Tutoring/Mentoring	342
Households Interested In Job Training/Job Support	741
Households Interested In Resident Association	684
Households Interested in Homeownership	1000
Residents in Job Training or Other Work	38
Households Receiving TANF/SSI/Food Stamps	952
Registered Voters	560

Areas Covered in the Elderly/Disabled New Resident Needs Assessment survey include:

- Part I: Basic Information
- Part II: Health/Basic Needs Issues
- Part III: Education/Income/Employment
- Part IV: Community Involvement/Programming

The Elderly/Disabled surveys currently in the system provide the following responses:

Part II

- 48% rate their health as fair
- 21% rate their health as poor
- 14% have a regular doctor
- 18% use a health Clinic for Medical needs
- 12% go to the Emergency Room for illness
- 78 residents have not had a physical exam in 3 or more years
- 218 residents have not seen a dentist in 3 or more years
- 55% have some form of Health Insurance
- 60% report having physical health problems
- 43% report having Mental Health issues
- 62% report having a disability
- 2% report having been homeless in the past
- 31% have lived in assisted housing prior to moving in to THA
 - 53% of those who have lived in assisted housing before have lived in assisted housing for 3 years or more over their whole life
- 47% have moved 3 or more times in the last 5 years
- 21% use their own vehicles for transportation
- 42% use the bus for transportation

Part III

- 100% of adults know how to read
- 9% were employed at the time of move-in
- 33% are interested in finding employment
- 8% are interested in owning their own businesses
- Barriers to Employment
 - a. 20% Transportation
 - b. 4% Background Checks
 - c. 12% Limited Skills or Education
 - d. Less than 1% Drug Screenings

- e. 50% Disabilities or Health Problems
- f. 4% Assistance Decreases or Rent Increases

- 50% receive Food Stamps
- 21% receive SSDI
- 36% receive SSI
- 22% report other income

Part IV

- 11% are interested in GED Classes
- 9% are interested in Literacy Classes
- 40% are interested in Computer Training
- 6% are interested in Substance Abuse Education and/or Support Groups
- 17% are interested in Budgeting or Credit Counseling
- 23% are interested in Health or Nutrition Classes
- 51% are interested in Resident Associations
- 48% are interested in Neighborhood Watch programs
- 31% are interested in Health Care prevention and Education Programs
- 55% are interested in On-Site Health Clinics

Query Totals of All Elderly Sites

Query Name	Query Totals
Residents in Need of an Eye Exam	178
Residents who have Difficulty Hearing	84
Residents in Need of a Mammogram	60
Resident has Trouble Remembering to Take Medication	61
Resident has Mental Health Issues	156
Resident Needs Assistance Filling Out Forms	128
Seeks Medical Assistance with a Family Doctor	50
Seeks Medical Attention at Health Clinic	66
Seeks Medical Attention at Emergency Room	42
Residents with Medicaid Insurance	101
Resident With Medicare Insurance	33
Residents With Private Insurance	0
Residents With "Other" Health Insurance	27
Residents With Health Insurance	161
Residents with No Health Insurance	162
Residents Paying for Prescriptions with Medicaid/Medicare	122
Residents Paying for Prescriptions with Family Assistance	5
Residents Paying for Prescriptions with Day Center / Agency Assistance	65
Residents Paying for Prescriptions with Private Insurance	12
Residents Paying for Prescriptions with own Income	47
Resident not Paying for Prescriptions	38
Households interested in: GED Classes	41
Households interested in: Literacy Program	32
Households interested in: Computer Training	144
Households interested in: Substance Abuse Counseling	22
Households interested in: Budgeting / Financial Assistance	62
Households interested in: Job Training	109
Households interested in: Counseling	86
Households interested in: Health / Nutrition Classes	82
Households interested in: Meals on Wheels	0
Households interested in: Support Groups	69
Households interested in: Home Health Assistance	0
Households interested in: Housekeeping Assistance	28
Households interested in: Resident Association	184
Households interested in: Neighborhood Watch	174
Households interested in: Health Care Prevention / Education	113
Households interested in :On Site Medical Clinic / Screenings	199
Registered Voters	75
Resident Who Need To Register to Vote	81
Households that Travel by Own Vehicle	75
Households that Travel by Bus	152
Households that Travel by Bicycle	4
Households that Travel by Taxi	5
Households that Travel by Friend or Family	2
Households that Travel by Walking	32
Households that Travel by The Lift	11
Households that Travel by Other Means	19
Resident Does not Eat At Least Two Hot Meals Per Day	69

Resident Needs Assistance with Preparing Meals	28
Resident Not Able to Read Without Assistance	54
Resident Employed Full Time	11
Resident Employed Part Time	28
Resident Retired	36
Resident Disabled	170
Resident Volunteering	6
Resident has Other Employment	28
Resident Has No Employment	17
Resident Interested In: Arts & Crafts	154
Resident Interested In: BINGO / Cards / Games	167
Resident Interested In: Field Trips	171
Resident Interested In: Movies	218
Resident Interested In: Educational Programs	144
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1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

SOURCES:

2000 Consolidated Plan City of Tulsa

FY 2003 Consolidated Plan Year 4 (One Year Action Plan) for the City of Tulsa

I. HOUSING NEEDS ASSESSMENT

Estimate of Housing Needs for the Next Five Years

Current housing needs were determined in the 2000 Consolidated Plan through review of:

- the City of Tulsa's Comprehensive Housing Affordability Strategy (CHAS),
- 1980 and 1990 Census data and Census projections,
- the CHAS Databook,
- Indian Nations Council of Governments demographic projections
- HUD Homeless Survey,
- Tulsa Housing Authority records,
- Oklahoma Department of Commerce projections,
- Tulsa Metropolitan Chamber of Commerce estimates and projections,
- Community Services Council
- Home Builder Association new housing start data,
- Greater Tulsa Realtor Association data,
- Tulsa World news articles, and
- interviews with local program administrators and service providers.

As Tulsa continues to diversify its economic base, changes in housing need are expected

over the next five years for both current residents and those expected to reside. The Metropolitan Tulsa Chamber of Commerce estimates more than 6,800 people moved to the Tulsa area during 1999. Population in Tulsa County grew to 551,990 from 543,540 in 1998. This represents a 2% increase over a one-year period. Tulsa's population in 2000 was estimated at 392,775. This represents a 3% increase from 1995's population estimate of 380,175. Estimated population for the Tulsa Metropolitan Statistical Area is 776,900 (as of 12-99).

Data from the 2000 population census place the Tulsa population at 393,049. This is an increase of 7% from a decade earlier. Approximately 70% of the population of Tulsa County resides in Tulsa.

Racial composition is as follows: 70.1% is white; 15.5% is African American; 4.7% is Native American and 9.7% is all other races. In 1990, 79% of the population was white; 13% was African American; 3% was Hispanic; 4% was Native American; and 1% was Asian/Pacific Islander. This represents a slight increase from 1980 for all racial groups except whites, which decreased by 2.6%. Tulsa has experienced rapid growth in the Hispanic population.

(Source: Oklahoma Department of Commerce).

Concentration of Racial/Ethnic Minorities

Census tracts with **twice** the Metropolitan Statistical Area (MSA) average are considered to be "concentrations of minorities" for Consolidated Plan purposes. The MSA averages for minorities are based on 1990 Census Data. *It is expected that these maps will change and an appropriate amendment to the Consolidated Plan submitted to HUD once UDD staff completes a U. S. Census data course scheduled for August 21, 2003.*

Blacks	8.2%	Hispanics	2.1%
Native Americans	6.8%	Asians	0.9%

Census tracts which meet the concentration definition for blacks (greater than 16.42%) may be found primarily in three portions of the city. The largest area is in north Tulsa, and covers Census tracts 2, 3, 5, 6, 7, 8, 9, 10, 25, 46, 57, 61, 62, 79, 80.01, 80.02, 91.01, and 101. A smaller area in the southwest portion of the city is comprised of Census tracts 67.01, 68.01, 76.08, and 76.10.

Census tracts which meet the concentration definition for Native Americans (greater than 13.60%) may be found in two portions of the city. The first area is located in far northeast Tulsa in Census tract 61. The second area is located in the west-central part of the city adjacent to downtown, and is comprised of Census tracts 23 and 26.

Census tracts which meet the concentration definition for Hispanics (greater than 4.1%) are scattered throughout the city.

Census tracts which meet the concentration definition for Asians (greater than 1.86%) are scattered throughout the city, with heaviest concentrations in south and east Tulsa.

Categories of Persons Affected by Income and Tenure

HUD has provided the following definitions for income groups:

Extremely low income (those earning 0-30% of the median family income)

Low income (those earning 31-50% of the median family income)

Moderate income (those earning 51-80% of the median family income)

Middle income (those earning 81-95% of the median family income)

Of 67,023 total renter households in Tulsa, 22,435 extremely low, low, and moderate-income renter households were identified as in need of assistance. Of that amount, elderly comprised 3,686 households, small-related families (2-4 members) comprised 8,367 households, large related (5+ members) comprised 1,656 households and all other households comprised 8,726 households.

A total of 2,083 low-income minority renter households were identified in the HAP as in need of assistance. Of that amount, blacks comprised 1,342 households; American Indians comprised 474 households; Hispanics comprised 206 households and Asians comprised 61 households.

Of 88,410 owner households in Tulsa, 11,156 extremely low, low, and moderate-income owner households were identified as in need of assistance. Of that amount, elderly comprised 38.5% (4,296 households) and all other owners comprised 61.4% (6,890 households).

Homelessness

The City operates homeless programs through the Emergency Shelter Grant Program. Some Community Development Block Grant funds have assisted in the past with such items as rehabilitation of the Day Center for Homeless and operational funds for 12 and 12 Treatment Center.

The City's strategy for addressing homeless needs is outlined in the Continuum of Care Plan. The Plan addresses the nature and extent of homelessness and enumerates the need for facilities and services for homeless individuals and families. An inventory of facilities and services for this segment of citizens may be found in the Fiscal Year 2000 Five-Year Consolidated Plan.

The Continuum of Care Plan identifies the following funding priorities: development of additional transitional and permanent supportive housing stock for special needs populations (e.g., victims of domestic violence, chronic substance abusers and severely mentally ill persons); development of single room occupancy and "safe havens" for special needs populations; and outreach, treatment and supportive services for the homeless and to prevent homelessness.

Cost Burden

When housing costs consume a disproportionate share of total household income, a cost burden is created. A need for housing assistance arises when total housing expenses exceed established norms. This standard is based on the premise that each household is

entitled to a range of goods and services, such as food, entertainment, and health care, in addition to standard housing. Thus, if a household expends more than the established norm for housing expenses, other necessities are forfeited, and a cost burden is created.

Currently, if a renter household expends up to 30%, or an owner household expends up to 35% of gross income for housing, it is within the norm. If either expends over their respective amounts, it may be said that they are experiencing a cost burden. If either expends over 50% of gross income for housing, they experience a severe cost burden.

Current estimates of need for housing assistance for extremely low-, low- and moderate-income households follow. This data was abstracted from Table 1C (a HUD-generated table used in the City's "Comprehensive Housing Affordability Strategy"), which follows the discussion of renter and owner needs by income.

Extremely Low-Income (those earning 0-30% of the median income)

Elderly, Rental - A total of 2,898 elderly renter households fall into this income category, with 62% experiencing some type of housing problem. A total of 1,797 households (or 62%) experience a cost burden and 1,246 households (or 43%) experience a severe cost burden.

Small Family, Rental - This group comprises the largest number of renter households in this income category at 5,358 households, with the second highest percentage of housing problems (82%). A total of 4,233 households (or 79%) experience a cost burden and 3,376 households (or 63%) experience a severe cost burden.

Large Family, Rental - This group comprises the smallest number of renter households (1,173) but has the highest percentage of housing problems at 87%. A total of 903 households (or 77%) experience a cost burden and 727 households (or 62%) experience a severe cost burden.

All Other Households, Rental - This is the second largest group of households in this income category at 4,918 households, 76% of whom experience some type of housing problem. A total of 3,689 households (or 75%) experience a cost burden and 3,197 households (or 65%) experience a severe cost burden.

Elderly, Owner - A total of 3,748 elderly owner households fall into this income category, with 65% experiencing some type of housing problem. That same percentage or 2,436 households experience a cost burden and 1,349 households (or 36%) experience a severe cost burden.

All Other Households, Owner - There are a total of 2,393 households in this income category, with 76% experiencing some type of housing problem. A total of 1,771 households (or 74%) experience a cost burden and 1,412 households (or 59%) experience a severe cost burden.

Low-Income (those earning 31-50% of the median income)

Elderly, Rental - A total of 1,884 elderly renter households fall into this income category, with the lowest percentage experiencing some type of housing problem at 65%. A total of 1,225 households (or 65%) experience a cost burden and 471 households (or 25%) experience a severe cost burden.

Small Family, Rental - This group comprises the second largest number of renter households in this income category at 3,591 households, with the second highest percentage of housing problems (77%). A total of 2,657 households (or 74%) experience a cost burden and 790 households (or 22%) experience a severe cost burden.

Large Family, Rental - This group comprises the smallest number of renter households (830) but has the highest percentage of housing problems at 81%. A total of 531 households (or 64%) experience a cost burden and 75 households (or 9%) experience a severe cost burden.

All Other Households, Rental - This is the largest group of households in this income category at 4,390 households, 76% of whom experience some type of housing problem. A total of 3,293 households (or 76%) experience a cost burden and 834 households (or 19%) experience a severe cost burden.

Elderly, Owner - A total of 3,902 elderly owner households fall into this income category, with 33% experiencing some type of housing problem. That same percentage or 1,288 households experience a cost burden and 429 households (or 11%) experience a severe cost burden.

All Other Households, Owner - There are a total of 3,218 households in this income category, with 68% experiencing some type of housing problem. A total of 2,060 households (or 64%) experience a cost burden and 901 households (or 28%) experience a severe cost burden.

Moderate-Income (those earning 51-80% of the median income)

Elderly, Rental - A total of 1,412 elderly renter households fall into this income category, with 48% experiencing some type of housing problem. A total of 664 households (or 47%) experience a cost burden and 169 households (or 12%) experience a severe cost burden.

Small Family, Rental - This group comprises the largest number of renter households in this income category at 5,274 households, and experiences a relatively low incidence of housing problems (33%). A total of 1,477 households (or 28%) experience a cost burden and 158 households (or 3%) experience a severe cost burden.

Large Family, Rental - This group comprises the smallest number of renter households (924) but has the highest percentage of housing problems at 53%. A total of 222 households (or 24%) experience a cost burden and 9 households (or 1%) experience a

severe cost burden.

All Other Households, Rental- This is the largest group of households in this income category at 6,707 households, 28% of whom experience some type of housing problem. A total of 1,744 households (or 26%) experience a cost burden and 134 households (or 2%) experience a severe cost burden.

Elderly, Owner - A total of 4,770 elderly owner households fall into this income category, with 13% experiencing some type of housing problem. A total of 572 households (or 12%) experience a cost burden and 143 households (or 3%) experience a severe cost burden.

All Other Households, Owner - There are a total of 6,952 households in this income category, with 48% experiencing some type of housing problem. A total of 3,059 households (or 44%) experience a cost burden and 626 households (or 9%) experience a severe cost burden.

Overcrowding

In 1980, a total of 3,708 or 2.5% of all households were overcrowded (1.01 - 1.5 persons per room). Of that amount, 899 were severely overcrowded (had more than 1.5 persons per room). Proportionately, renter-occupied households had more overcrowding - 3.5% of all renter-occupied households, versus 1.6% of all owner-occupied households. Further, of the 3,708 total overcrowded households, 1,889 were minorities (1,433 experienced mild overcrowding and 456 experienced severe overcrowding).

In 1990, a total of 4,353 or 2.8% of all households were overcrowded. Of that amount, 1,378 were severely overcrowded. Again, renter-occupied households experienced more overcrowding (4.5%) than owner-occupied households (1.4%) did. Overcrowded conditions have continued to decline in owner-occupied units but have increased in renter-occupied households.

Reasons for overcrowding range from an insufficient inventory of family units to near homeless persons who "double-up" with friends or family to the in-migration of minority populations such as Hispanics and Asians, the Metropolitan Statistical Area's two fastest growing minority groups. Between 1990 and 1997, the Hispanic population grew by 49%, and the Asian population grew by 27%. Both cultures face special challenges in obtaining adequate housing, employment and community services.

Substandard Housing

Of 176,232 housing units identified in the 1990 Census, 1,057 lacked complete kitchen facilities, 586 lacked complete plumbing facilities, 494 were not on public water, and 5,641 were not on public sewer.

According to the City's Housing Assistance Plan (last written in 1988), minority households appear likelier to occupy housing which is deficient in some manner than the

rest of the population. The proportion of minority-occupied units lacking complete plumbing is over 1.5 times that of such units in the general population (1.34% versus 0.82%). As the housing market has tightened over the past five years, more and more substandard units, particularly rental units, have remained occupied. Because landlords can demand market rate rents, participation in subsidized housing programs such as Tulsa Housing Authority's Section 8 program has declined significantly, creating a shortage of safe, decent affordable housing. The City's Community Housing Development Organizations are addressing this issue in their respective programs.

OTHER SPECIAL NEEDS

General Needs of the Elderly

Note: Tulsa Area Agency on Aging issued an Area Plan Summary for FY 1999-2002 which lists needs and priority services of older Oklahomans. A copy of this and related documents may be found at Urban Development Department offices, 110 S. Hartford Ave., Tulsa, OK 74120 (918) 596-2600.

The fastest growing population group in the City of Tulsa are persons 85 years of age or older. While the total population grew by less than 2% between 1980 and 1990, the population of persons 85 years of age or older increased by 25%.

There is a need for residential care homes for the frail elderly and for on-site support services at elderly housing developments. Of special consideration is the rising cost of pharmaceuticals for this population. As more and more monthly income goes towards prescription medications, it is anticipated that problems associated with other living expenses, including housing, will arise.

According to CHAS, elderly households in need of rental assistance totaled 3,686. Of that amount, 3,022 were very low-income and 664 were other low-income. These numbers represent 16.5% of all households in need of rental assistance.

Administrators for senior nutrition programs state a need for support services for this group to enable them to maintain independence. The 1980 Census shows 6,013 persons over 65 years of age with a transportation disability. The 1990 Census shows 15,431 persons with a mobility or self-care limitation.

One final note of interest: The U. S. Census projects that 29 states with significant aging populations will emerge as new "Floridas." Oklahoma will rank eighth in the country out of 29.

Needs of Large/Small Families

According to CHAS, large family households in need of rental assistance totaled 1,656. Of that amount, 1,434 were very low-income and 222 were other low-income. This number represents 7.5% of all households in need of rental assistance.

By contrast, 8,367 small family households (6,890 very low-income and 1,477 other low-

income) were identified as in need of rental assistance. This number represents 37.2% of all households in need of assistance.

Finally, all other households (a household of one or more persons that does not meet the definition of an elderly, small or large household) in need of rental assistance totaled 8,726. Of that amount, 6,982 were very low-income and 1,744 were other low-income. This represents 38.8% of all households in need of assistance.

According to the Census, in 1980, 8.3% of all households in Tulsa were large families. In 1990, 7% of all households were large families. This continues a long-term trend toward smaller household size. Over time, if household size continues to decline, the share of housing needs for large households will also be expected to diminish.

Mentally, Physically and Developmentally Disabled

Note: UDD staff is working with several organizations in the community who currently work with special populations to develop a reliable data base of needs for this group of citizens.

It is estimated that approximately 7,200 persons with developmental disabilities reside in Tulsa County (1.9% of the total population). Of that amount, 1,200-1,300 persons access the State service system. Many of these services for people with developmental disabilities are primarily provided by the Department of Human Services (DHS), the public schools, the Department of Rehabilitation Services and a number of non-profit organizations. Currently, over 200 people are on the waiting list for services funded by a Medicaid waiver. Many of these families receive a state subsidy to purchase services, which is available as an alternative. Funding of services through DHS is not based upon entitlement and is determined yearly by the Oklahoma State Legislature and Commission for Human Services.

In reviewing housing needs and patterns of utilization, it is clear that their preference is for single-family rental homes, to be shared by 2-3 individuals. Architectural modification to accommodate renters with special needs is necessary.

Home ownership for this population has been a secondary concern in the wake of moving individuals from an institution to a community setting. It is assumed that certain individuals will make that transition at the appropriate time and under appropriate circumstances. The development of home ownership options has been complex for this agency in light of Supplemental Security Income and Medicaid benefits, Social Security Programs, and the requirements for housing assistance programs.

However, there is currently an initiative led by Fannie Mae to develop a home ownership mortgage product for this population. Operating under the Home of Your Own Steering Committee and entitled "Home Choice", it is now offered in 23 states. A meeting was held August 3, 2000 by local stakeholders (Fannie Mae, HUD, Oklahoma Association of Community Action Agencies, non-profits, governmental entities and self advocates) to

determine the best method of delivery and implementation for this specialized product.

A continuum of housing, support services, employment training and placement opportunities should be available to the approximately 3,700 persons who make up this group. There is a need for additional homes and transitional housing for persons with disabilities to expand housing choices available in the community. A need also exists for homeownership opportunities for this group as well.

Those with Alcohol and Drug Addictions

A significant need exists for a continuum of detoxification and treatment services for youth and adults suffering from addictions.

Those with AIDS

One population in need of assisted living and associated supportive services are those living with AIDS and HIV. Data from the Tulsa City-County Health Department through June 30, 2000 reports 636 HIV and 977 AIDS cumulative case reports for Tulsa County. Tabulations of HIV infection prevalence (living HIV cases plus living AIDS cases) report a total of 1,005 cases or 200 cases per 100,000 people in Tulsa County.

While this population has stabilized in numbers over the past five years, the need for assisted living and associated supportive services remains. In Tulsa C.A.R.E.S.' March 1999 "HIV Housing Needs Assessment Report" (an Addendum to the November 1998 HIV Housing Needs Assessment Report), survey results show that since discovering their HIV status, 33% of respondents had slept at a friend's house to find a place to sleep; 18% had slept in a car; and 16% had slept in a local shelter. The median monthly gross income per respondent was \$572 while the median monthly rent or mortgage expense was \$237. Median monthly out of pocket health care was \$100. A majority of the respondents feel that there is not adequate housing available for this population.

Needs of those with disabilities not requiring supportive services

Quantitative data for this group are not available.

Locational Policy

The locational policy is designed to promote housing opportunities for lower income and minority households, encourage dispersal of assisted housing throughout the community, assure the availability of public facilities and services, and avoid the creation of new lower income and minority concentrations as a result of local, State or Federal housing programs. Applicable Federal, State and local fair housing and equal opportunity policies will be addressed in implementing the five-year strategy.

The City encourages mixed income developments (more than half of the units are leased to those earning above 60% of the median family income) for any future general occupancy project-based developments. The City would consider, on a case by case basis, supporting development proposals, which offer such a mix.

In an effort to disperse assisted housing, no more than 10% of the housing units in a Planning District or Sub-District should be assisted by project-based subsidy programs, including tax exempt bond financed and Low Income Housing Tax Credit financed multifamily developments, exclusive of housing for the elderly and disabled (e.g. Section 202, Section 811, Shelter Plus Care, Section 8 Single Room Occupancy). No more than a total of 40 project-based general occupancy units shall be within 1/2 mile of the proposed development.

Project/site selection processes should be tailored to provide a priority for selection of proposed developments within those Planning Districts and Sub-Districts with less than 5% project-based general occupancy assisted housing. Every effort should be made to ensure that assisted housing units are dispersed among the various Planning Districts for individual subsidy programs. In addition, project selection processes should be designed to encourage sponsors to coordinate project proposals with appropriate neighborhood organizations to minimize adverse impacts; address neighborhood concerns, and promote compatibility with surrounding neighborhood uses.

Housing Trends

Tulsa ranked number five in the top five most affordable housing markets in the nation according to a survey done by Coldwell Banker on typical corporate transferee homes (4 bedroom/2.5 baths). In its survey of affordable housing markets (3rd quarter, 1994), the National Association of Home Builders (NAHB) ranked Tulsa 60th in the nation out of 185 metropolitan areas surveyed. This represents a drop from last year's ranking of 36, possibly because NAHB factored in rates for property taxes and insurance.

The median sale price for homes in Tulsa was \$94,000 (the national median price for a new home is \$129,000). Approximately **73.5%** of the homes sold in Tulsa are within reach of the median income household at prevailing interest rates. This represents a significant drop from last year when approximately **82%** of homes sold in Tulsa were within reach of the median household income.

Over-building in the early 1980s provided Tulsa with a surplus of both commercial and residential space. As a result, rental rates plummeted and vacancy rates rose, dramatically broadening housing choices for much of Tulsa's population. Housing which had previously been out of reach for many residents became accessible almost overnight, primarily in south and east Tulsa. This left housing stock in north, and to a lesser degree, west Tulsa, vacant or under-utilized. Lower interest rates in the early 1990s also contributed to expanded housing options. However, that trend has been steadily reversing itself as the local economy stabilizes and interest rates rise. As can be seen in the nearly 10% drop in homes affordable to those with median family incomes, affordable housing is once again an issue for many citizens.

Rental Market

Tulsa's apartment market is tightening enough to justify new construction, primarily of "luxury units," despite the recent housing market boom and falling occupancy rates in

some areas. Tulsa issued permits for 388 multifamily housing units in 1994, a seven year high. Two new complexes, representing 950 units in south Tulsa, are expected to be completed by the end of 2000.

M/PF Research Inc. reports that Tulsa has one of the lowest rental rates among 54 cities surveyed--average monthly rent was \$382, the only average rate below \$400. Actual rents increased 3.5% in 1994. Occupancy rates decreased by 1.5% from last year's 93%. Although expanding, Tulsa's rental market is growing at a slower pace than other regional cities. This is due in part to a lower rate of job creation. However, Tulsa Metropolitan Chamber of Commerce anticipates an influx of new employees, which will create a new demand for housing.

Fair market rents for the Tulsa area are as follows: \$309 for an efficiency unit; \$372 for a one bedroom unit; \$485 for a two bedroom unit; \$676 for a three bedroom unit; \$796 for a four bedroom unit; and \$915 for a five bedroom unit.

Single Family Housing Market

New construction this past year has focused mainly on upper end, "luxury homes," resulting in fewer moderately-priced starter homes. One reason for this trend is the influx of transferees that need to reinvest earnings from the sale of homes in higher priced markets (e.g. California). Rising interest rates raised the cost of home mortgages (new construction and existing structures). Soaring building costs have also contributed to the shortage. Although 1994 started off well, by the end of the year, housing starts were down almost 10%.

According to the Greater Tulsa Association of Realtors, existing housing available for sale has steadily decreased since 1987, when over 6,000 homes were on the market. Figures for February, 2000 indicate just over 3,500 homes were for sale in Tulsa. Nationally, the supply of used homes for sale is the lowest in nearly 13 years.

Housing Inventory

Data taken from the 1990 Census reports a total of 176,232 year-round housing units in Tulsa. Of that amount, 88% or 155,470 units are occupied. Homeowners make up 56% of that amount, with renters at 44%. This represents a drop in homeownership from 1980, when homeowners comprised 61% and renters comprised 39% of occupied units.

Of all rental units, 15.9% are substandard, 64.6% of which are suitable for rehabilitation. Of all owner units, 7.9% are substandard, 72.0% of which are suitable for rehabilitation.

The 1990 Census reports a rental vacancy rate of 12.55% and a homeowner vacancy rate of 4.29%. A more recent count comes from the 1994 Postal Vacancy Survey for the Tulsa Delivery Area (11-23-93 through 1-13-94), and reports a total of 184,418 housing units. Of that amount, 12,458 or 5.2% were vacant. Specific data by unit type follows:

	Total	Vacant	Percent
Single-family detached	123,751	5,335	4.3%
Single-family attached	5,08	377	7.4%
Multifamily	53,073	4,772	9.0%
Mobile homes	<u>2,505</u>	<u>426</u>	<u>17.0%</u>
Total	184,418	10,910	5.9%

It is assumed that rental and housing for sale is available to persons with HIV/AIDS and their families as well as those with disabilities. Tulsa's Fair Housing Laws prohibit discrimination.

Implication of Market Conditions for Housing Programs and Strategies

Rental Assistance Programs

The Tulsa Housing Authority currently administers 4,133 Housing Choice program vouchers. And a total of approximately 8,036 persons are on the Authority's waiting lists (Section 8, Section 8 Site Based and Public Housing combined).

Tulsa landlords are expressing an ever increasing interest in the Authority's Section 8 program and THA has more landlords participating in the program than ever before.

Additionally, Howell Associates completed a study of the level of need for Public Housing in Tulsa in 1998. The Howell Study states that "there is currently significant demand for public housing units in the city of Tulsa among low- and very-low income households with incomes generally below \$10,000—a trend that will continue into the foreseeable future. Because these households are generally unable to spend more than approximately \$250 to \$350 on rent, public housing units represent a key housing resource for these family and elderly households. Decent two bedroom rental units generally cost at least \$400 to \$450 (average rent for all two bedroom units is \$520) representing a level which is not affordable to traditional public housing families with incomes below \$10,000. Tulsa is serving approximately 40% of the potential demand for units among families with very low incomes below \$10,000. This analysis indicates that the potential demand for THA units among traditional public housing residents will remain strong over the next several years."

SOURCE: 2003 Consolidated Plan City of Tulsa Annual Update Year 4

Unmet needs and Strategic Initiatives

The 2003 count of sheltered and unsheltered homeless individuals indicated 760 individuals experience homelessness at one time in Tulsa County. This count included 179 individuals identified as chronically homeless. The gap analysis of available housing units indicates an unmet need of 286 units. The Tulsa CoC Homeless Assistance plan to meet housing and service needs is based upon a "housing first" philosophy that links participants to service delivery at the time and place needed and follows the best practice *Comprehensive Continuous Integrated System of Care* model developed by Minkoff and Cline (2001).

Actions to Address Obstacles to Meeting Underserved Needs

Since it has become increasingly difficult to identify financial resources available to address human services needs in our community, the Community Services Division has developed a database that is available help social service agencies target their fund raising efforts to Oklahoma and national foundations. Foundations in the database have expressed interest in funding human services programs and consider grant proposals in determining their funding decisions.

Actions Taken to Foster and Maintain Affordable Housing

There are several factors that affect the availability and affordability of housing for low and moderate-income persons. Among them are:

- Inadequate infrastructure deters investment in existing housing stock.
- Neighborhood conditions often deter rehabilitation or new construction.
- Inadequate incomes impede homeownership opportunities as well as maintenance capabilities.
- Extremely low-income persons have difficulty locating housing that is affordable, in sanitary condition, and appropriately sized for their household.
- A resistance to low-income multifamily housing appears to be on the rise.

The City will consider all available resources in addressing these issues and when allocation of funds is not possible, will consider lending support in an advocacy role. Actions taken include ongoing support of Homeownership Tulsa by the Mayor and City Council, UDD representation on the North Tulsa Affordable Housing Task Force, East Side Prevention Coalition and continued sale of in-fill lots for affordable and market rate construction of single family housing.

Actions to Remove Barriers to Affordable Housing and Implement Remedies to Identified Housing Analysis Impediments

After a thorough examination of local and State public policies, including zoning codes, subdivision regulations, building codes, code enforcement policies, fees and charges, it was determined that none in and of themselves adversely affect efforts to develop, maintain or improve affordable and supportive housing.

The primary barrier to safe, decent affordable housing continues to be lack of funds, availability of suitable housing, and inability to obtain low interest rate loans because of damaged or no credit history. Low-income renters experience difficulty finding sound housing at rates they can afford. A lack of landlords willing to rent to Section 8 Voucher Holders is less of an issue as the economy declines. However, there remains a demand for quality, affordable rental units; Tulsa Housing Authority has conducted several workshops to inform and recruit potential landlords.

Low-income buyers have access to down payment and closing cost funds but the current housing market has affected the pool of homes for sale in price ranges affordable to this population. With the recent wave of lay-offs at major Tulsa employment centers, the housing market is beginning to loosen up as households relocate. However, it is expected that many households will face foreclosure if re-employment is not immediate.

The City is working with many local partners to address these issues. The Tulsa Area Fair Housing Partnership, Home Ownership Tulsa, the local HUD office and many other providers are collaborating on several initiatives as a remedy to the problem of an adequate housing supply. A significant effort has been made by City-certified Community Housing Development Organizations to provide bilingual staff in their housing programs and outreach campaigns. Literature is printed in Spanish for the growing Hispanic population.

In January of 2002, the Department of Human Rights developed and produced a housing directory that listed all agencies and organizations in the City of Tulsa that had as its mission the furthering of fair housing or that provided housing services and/ or were members of the Fair Housing Partnership.

The Department of Human Rights planned and participated through the Fair Housing Partnership in the City of Tulsa's National Fair Housing Month activity. This event was held on April 20, 2003. Mayor Bill LaFortune proclaimed April as fair housing month, and over 23 other housing agencies and organizations participated by setting up information booths and providing training in fair housing, landlord tenant issues, tenant selection, and home buying.

In June of 2002, the Department of Human Rights worked with the Tulsa Housing Authority to submit and obtain a FHIP grant to provide a coordinator to plan and implement activities for the Fair Housing Partnership.

In July 2002, the Department planned, and made a fair housing presentation to the Community Action Program's housing counselors. This training was attended by 25 counselors and covered: Fair housing, predatory lending, disability etiquette and Landlord Tenant Law.

In September 2002, in cooperation with the Partnership, we conducted our Annual Landlord tenant training. This training was attended by 92 landlords. The training covered fair housing, disability etiquette and the Landlord Tenant Act.

For the City of Tulsa's Fair Housing month activity for 2003 "It's All About Housing" was held at OSU-Tulsa. Articles informing the public about fair housing and the event were published in all local and many of the state minority newspapers. Approximately 25,000 copies (in Spanish and English) were distributed in those newspapers. Bus benches yielding over 340,000 hits daily were placed strategically around the city. The Regional Director of Region VI, Cynthia Leon, was present and Mayor LaFortune proclaimed April as Fair Housing month. Training was provided in the areas of tenant rights, fair housing, how to shop for a mortgage and how to buy a home were presented. This event was made possible by a FHIP grant provided to the Oklahoma Human Rights Commission.

The Department and the Partnership, along with CAPTC, have been working to develop

documentation on the existence of predatory lending in this community. Most agencies dealing with providing housing have heard anecdotal stories of predatory lending in this community especially in the elderly, minority and disability communities. CAPTC is working with the Oklahoma legislature to define and address this issue.

Due to the growth of the Partnership, and in light of the FHIP grant received by the Tulsa Housing Authority (to fund a coordinator for the Fair Housing Partnership), the need for a more formal structure for the Partnership has emerged. The Partnership is now developing criteria for its operation.

The Department of Human Rights continues to audit the local newspaper for rentals and sales to ensure that the ads do not discourage rental and sales based on race, sex, disability, familial status, etc. The Department received in excess of 370 calls concerning strictly housing out of 3700+ total calls between January, 2002 and June 1, 2003. Training is offered to local community colleges' Sociology and History classes on fair housing. Informal surveys on the barriers to fair housing from this population includes: education inequities in minority areas, lack of accessible jobs in minority areas, poor public transportation, lack of services and places of public accommodation in minority areas, and inadequate or nonexistence entertainment including public facilities.

Tulsa Housing Authority representatives report that public housing residents frequently experience difficulty making the transition from dependency on public assistance to self sufficiency. Often, residents are no longer eligible for assistance or assistance is dramatically reduced once income is earned. Ample time after employment must be given to allow residents to cover expenses for incidentals, clothing, transportation, and rental payments. It is recommended that this transition period should be at least six months.

Other prospective residents lack funds for initial housing costs such as utility and security deposits. Lastly, a general lack of self esteem among residents, lack of education and training and poor basic living skills impede residents' ability to obtain affordable housing.

Actions to Reduce the Number of Poverty Level Families

According to the National Priorities Project (1997), Oklahoma ranked 10 in the nation for child poverty rates. That is, 21.7% of Oklahoma's children live at or below the poverty level. A recent report by the National Center for Children in Poverty at Columbia University shows that Oklahoma's child poverty rate has dropped dramatically in the last few years, from about 26% to nearly 19%. In an effort to address this, many organizations and individuals assist the City in implementing the Consolidated Plan's Anti-Poverty Strategy. From assessing current market conditions to evaluating housing and employment trends to developing and operating innovative social and economic programs, the following people and agencies contribute toward the reduction of poverty in our community:

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	14,347	5	5	4	N/A	N/A	N/A
Income >30% but <=50% of AMI	10,695	4	4	3	N/A	N/A	N/A
Income >50% but <80% of AMI	14,317	2	1	1	N/A	N/A	N/A
Elderly	6,194	3	3	3	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/White	79%	1	1	1	1	1	1
Race/Black	13%	4	4	5	N/A	N/A	N/A
Race/Amer Ind	4%	4	4	5	N/A	N/A	N/A
Race/Asian	1%	4	4	5	N/A	N/A	N/A
Race/Other	3%	4	4	5	N/A	N/A	N/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	1,443		
Extremely low income <=30% AMI	1,333	92.38	
Very low income (>30% but <=50% AMI)	102	7.07	
Low income (>50% but <80% AMI)	8	0.55	
Families with children	377	26.13	
Elderly families	44	3.05	

Housing Needs of Families on the PHA's Waiting Lists			
Families with Disabilities	288	19.96	
Race/ethnicity – White	576	39.92	
Race/ethnicity – Black	704	48.79	
Race/ethnicity – American Indian	117	8.11	
Race/ethnicity - Asian	38	2.63	
Characteristics by Bedroom Size (Public Housing Only)	443	30.07	14.53
1BR	533	36.94	1.92
2 BR	289	20.03	15.39
3 BR	142	9.84	20.29
4 BR	32	2.22	19.36
5 BR	3	0.21	18.42
5+ BR	0	0.00	0.00
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
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	3,679		
Extremely low income <=30% AMI	3,679	100.00	
Very low income (>30% but <=50% AMI)	0	0.00	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	2,303	62.73	
Elderly families	6	0.16	
Families with Disabilities	42	1.14	
Race/ethnicity	1,478	40.17	
Race/ethnicity	1,762	47.89	
Race/ethnicity	350	9.51	
Race/ethnicity	80	2.17	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A

Housing Needs of Families on the PHA's Waiting Lists			
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	NA	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 6 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$6,967,160	
b) Public Housing Capital Fund	\$3,898,737	
c) HOPE VI Revitalization	\$1,160,773	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$26,730,884	
f) Resident Opportunity and Self-Sufficiency Grants	\$388,772	
g) Community Development Block Grant	\$46,470	Public Housing Supportive Services
h) HOME	\$400,000	Public Housing Supportive Services
Other Federal Grants (list below)		
Non-THA Operating Funds	\$2,662,568	Public Housing Operating
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2002	\$47,169	Public Housing Capital Improvements
CFP 2003	\$1,762,728	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income		
2005 HUD Budget Calculation	\$2,451,331	Public Housing Operations
2005 HUD Budget Calculation Non-THA	\$1,080,135	Public Housing Operations
4. Other income (list below)		
Low-rent Interest Income/Other	\$480,077	Public Housing Operations
Non-THA Interest Income/Other	\$104,566	Public Housing Operations
4. Non-federal sources (list below)		
Housing Partners of Tulsa	\$350,705	Public Housing Operations
Housing Assistance Corporation	\$1,471	Public Housing Operations
Auxiliary Fund	\$412,707	Public Housing Operations
Total resources	\$48,946,253	

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: **At time of application**
- 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: **Must be in good standing with utility providers**
- 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 (**HOPE VI/Country Club Gardens only**)
- Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
- PHA development site management office
- Other: **Oklahoma Department of Human Services**
Via Mail

c. Site-Based Waiting Lists-Previous Year

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

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

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

(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 preferences: **Working**

Elderly or near-elderly

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.

2 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1** 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)
- 1** Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

1 Other preferences: The Authority has adopted the following local preferences, to be used in lieu of federally-mandated preferences:

- 1. Head of household and/or spouse is working and the working person(s) needs are not included in any TANF payments the family may be receiving; or**
- 2. Applicant who have/has a family member who is/are 62 years of age or older or handicapped or has a disability; or**
- 3. Head of household and spouse (if applicable) are active participants in educational or training programs that are designed to prepare individuals for the job market; or**
- 4. The applicant family is residing in a public/private shelter as a result of domestic violence; or**
- 5. The applicant family with dependent children is homeless and receiving/utilizing a private/public shelter; or**
- 6. Any acceptable combination of the five situations above as determined by the Authority.**

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
7301 Seminole Hills	96	None	Included as attachment to Annual Plan.
7303 Comanche Park	275	None	As above.
7306 Mohawk Manor	106	None	As above.
7308 Riverview Park	190	None	As above.
7310 Sandy Park	160	None	As above.
7312 Parkview Terrace	225	None	As above.

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: **By mail**

(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:

(Excerpted from 10/2/95 AdminPlan, Revised 11/9/00)

TERM OF HCV

During the briefing session, each household will be issued a HCV which represents a contractual agreement between the HA and the Family specifying the rights and responsibilities of each party. It does not constitute admission to the program which occurs when the lease and contract become effective.

Expirations

The HCV is valid for a period of **sixty (60) calendar days** from the date of issuance. The family must submit a Request for Tenancy Approval, Lease and tenancy addendum within the sixty-day period unless an extension has been granted by the HA.

If the HCV has expired, and has not been extended by the HA or expires after an extension, the family will be denied assistance. An applicant family will be entitled to a review while a participant family will be entitled to a hearing. If the

family is currently assisted, they may remain as a participant in their unit if there is an assisted lease/contract in effect.

Suspensions

When a Request for Tenancy Approval is received, the HA **will not** suspend the term of the HCV nor deduct the number of days required to process the request from the 60 day term of the HCV.

Extensions

The Director of Assisted Housing or Program Manager will consider and grant extensions of the initial HCV term on a case-by-case. Extensions, when granted, will be for additional periods of **thirty (30) days** each. Requests for extensions should be made by the applicant/participant, in writing, prior to the expiration date stated on their HCV, but in no event later than the expiration date unless reasonable accommodation.

An additional thirty (30) days will be granted after the 120 day term of the voucher only in the cases of:

1. A member of the family is a disabled person, and the family evidences need of an extension because of the disability, THA will grant the request to extend the term of the HCV as a reasonable accommodation;
2. or for other good cause as described below:
Medical Emergency: The applicant/participant suffered a medical emergency as documented by a physician's statement or hospital records. Medical emergency is defined as an illness or injury of an immediate family member (self, spouse, child or parent) which results in hospitalization or home-bound care for a period not less than seven (7) days, or a death of an immediate family member.
3. Excessive delays caused by THA staff: A delay of more than seven (7) calendar days processing of paper work.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preferences: **Families with elderly and/or disabled members**

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.

2 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1** 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

1 Other preferences: **Families with elderly and/or disabled members**

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other: **Welfare to Work Vouchers**

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

- Through published notices
- Other:

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:

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:

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- 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)

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

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

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

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

- Annually
 Other (list below)

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

- Success rates of assisted families
 Rent burdens of assisted families
 Other: **FMRs**

(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)

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)
Development name: **Country Club Gardens (formerly Osage Hills)**
Development (project) number: **OK073011**
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: **Country Club Gardens (formerly Osage Hills) OK073011**
- 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.)

Demolition/Disposition Activity Description	
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: <u>(DD/MM/YY)</u>	
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?20

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:

c. What actions will the PHA undertake to implement the program this year (list)?
Send letters to current Section 8 participants.

(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).

Housing Partners of Tulsa, Inc., a housing counseling agency since 1999

- 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.

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

PHA Goal: Expand the supply of assisted housing

The Housing Authority of the City of Tulsa has increased the quantity of assisted housing in the Tulsa area through the implementation of its 1998 HOPE VI award, which replaced the Osage Hills apartments with the Country Club Gardens mixed-use community. The plan, which is nearing completion, includes the following components:

- ◆ 21 new market rate single family homes;
- ◆ 52 low-income elderly rental units in a three-story elevator building and 28 cottages for the elderly;
- ◆ 315 family rental units, built on and off-site, in duplex and triplex style, for low-income, moderate and market-rate families;
- ◆ 30 new affordable single-family homes north of the existing site as in-fill housing in existing neighborhoods.

THA has also applied for additional and replacement vouchers, pursued all available federal funding opportunities for which it was eligible and has attempted to build collaborative efforts with other organizations when THA was ineligible or ill-suited to be the lead applicant in such endeavors.

PHA Goal: Improve the quality of assisted housing

The Housing Authority of the City of Tulsa has substantially increased the quality of assisted housing in the Tulsa area through the implementation of its 1998 HOPE VI award, which replaced the Osage Hills apartments with the Country Club Gardens community. The development effort included a redesigned street pattern in the former Osage Hills community, renovation and construction of a 21,000 square foot community center to house community service programs, a daycare center, medical clinic and recreational programs to assist the segment of the population that is low-income to achieve self-sufficiency.

THA has achieved and maintained the distinction of being a "High Performing" PHA during the past five years. THA has achieved PHAS scores in the mid-90s throughout the period in question and had a SEMAP score of 100% in FY2004.

Capital improvements efforts on all public housing communities are comprehensive and ongoing. The Capital Improvements Department expends an average of \$4 million in modernization work annually. During the past five years, the Capital Improvements Department has focused on exterior modernization. Bidding opportunities have included roofing, siding and trim, exterior painting, window and door replacement, and signage. As they near completion of the exterior modernization work, interior renovations will be underway.

The lobby at Pioneer Plaza has undergone a complete facelift and was the recipient of a national NAHRO award, presented in the summer of 2001 at its annual convention held in Reno, Nevada.

PHA Goal: Increase assisted housing choices

THA has conducted outreach efforts to potential voucher landlords by holding receptions for landlords to express our appreciation and answer any questions that they may have about the program, and by developing a more professional and easier to understand owner packet to send out to landlords who express an interest in the program. In conjunction with Housing Partners of Tulsa, Inc., a 501(c)(3) nonprofit CHDO, THA has promoted homeownership through HUD-funded housing counseling and homeownership initiatives. THA's efforts have enabled low-income Tulsans to explore a variety of assisted housing options not available to them otherwise.

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

PHA Goal: Provide an improved living environment

Several years ago the THA Board began a quest to make a difference in the lives of the residents of Public Housing. To address their needs, THA has continued to build upon its comprehensive plan to provide supportive services for all residents, thereby increasing self-sufficiency and eliminating drugs and drug-related crime in its communities. To achieve this, THA combined Drug Elimination funds with resources already available in the Tulsa community to create a synergistic effect within our communities.

A contract with a private security firm provides gate guards for the entrances to Comanche Park and Apache Manor. Also, security provides door guards at the high-rises and drive-through and walk-through patrols at all family communities. The guards verify identification of persons entering the communities. Non-residents entering the complex are asked their name, destination and/or business in the complex. Each vehicle entering the complex has its tag number noted, as well as arrival and departure times. Security guards also assist in the identification and removal of those banned from THA properties. Individuals on the banned list include those with a known drug or criminal history and those who have been evicted. Additionally, guards assigned to the communities respond immediately to emergency situations and contact local law enforcement when appropriate.

One full time trained Drug Investigator is employed by THA to investigate drug-related crime in THA developments. He responds to referrals from residents, staff and tips obtained through the Drug Hotline. The Investigator follows up on leads, develops adequate information that enables local law enforcement agencies to make arrests and provides any necessary support at judicial proceedings.

A 24-hour dedicated phone line is maintained in THA's Security office. The number enables residents to make anonymous reports about suspected drug use or sales in their communities. Reports are received by the Director of Security and assigned to the Drug Investigator. To keep residents informed about the Drug Hotline, a flyer is distributed door to door at every unit within THA public housing developments no less than twice a

year.

From 2000 to 2004, THA implemented Public Housing Drug Elimination (PHDEP), Multifamily Housing Drug Elimination Program (MHDEP), New Approach and Local Law Enforcement Block Grants (LLEBG) totalling nearly \$2 million.

Grant Funding Overview	2000	2001	2002	2003	2004	TOTAL:
LLEBG	\$ 20,000.00	0.00	\$ 100,000.00	0.00	0.00	\$ 120,000.00
MHDEP	0.00	\$ 99,242.00	0.00	0.00	0.00	\$ 99,242.00
New Approach	\$ 250,000.00	\$ 250,000.00	0.00	0.00	0.00	\$ 500,000.00
PHDEP	\$ 1,191,953.00	0.00	0.00	0.00	0.00	\$ 1,191,953.00
PHDEP DETAP	0.00	\$ 15,000.00	0.00	0.00	0.00	\$ 15,000.00
Overall Grant Funding Received:	\$ 1,461,953.00	\$ 364,242.00	\$ 100,000.00	\$ -	\$ -	\$ 1,926,195.00

This funding has provided overtime police presence in and around public housing, professional security monitoring, security-related physical improvements and educational initiatives. As funding for these programs has been phased out at the federal level, THA has explored alternative sources, means and collaborations and has continued limited security coverage as funding permits.

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

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

At each public housing site, THA provides deprogrammed units, including utilities and security, for a wide array of literacy, education and employment-based programs. The Resource Center is staffed by a full-time Service Coordinator who provides self-sufficiency programs and services to the residents. Some of the programs and services offered in the Resource Centers include nutrition and health education, parenting classes, basic needs assistance, job support services, family counseling, resident leadership training, job training, life skills education and computer literacy. The Service Coordinators provide intake, assessment, planning, coordination, and delivery of services that support economic development and self-sufficiency activities. They also work to identify barriers and work to provide programs that will enhance the quality of life and prepare residents to enter the workforce thereby breaking the cycle of poverty. Additionally the Service Coordinators work with residents on many issues of Welfare Reform, including childcare, transportation, education, and other needs that are identified.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

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

Public Housing Civil Rights and Fair Housing Policy

It is the policy of the Housing Authority to comply fully with all Federal, State, and local nondiscrimination laws and with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment.

The HA shall not deny any family or individual the opportunity to apply for or receive assistance under the Public Housing Program on the basis of race, color, sex, religion, creed, national or ethnic origin, age, family, or marital status, handicap, disability or sexual orientation.

To further its commitment to full compliance with applicable Civil Rights laws, the HA will provide Federal, State, and local information to Public Housing resident regarding “discrimination” and any recourse available to them if they are victims of discrimination. Such information will be made available during the move-in process, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made a part of the New Resident packet.

Except as otherwise provided in 24 CFR 8.21(c)(1), 8.24(1), 8.25, and 8.31, no individual with disabilities shall be denied the benefits of, be excluded from participation in, or otherwise be subjected to discrimination because the HA’s facilities are inaccessible to or unusable by persons with disabilities.

Posters and housing information are displayed in locations throughout the HA’s office in such a manner as to easily readable from a wheelchair.

The HA’s Central Office at 415 E. Independence is accessible to persons with disabilities. Accessibility for the hearing impaired is provided by the TTD/TDY telephone number, 918/587-4712.

Assisted Housing Civil Rights and Fair Housing Policy

It is the policy of the Housing Authority to comply fully with all Federal, State, and local nondiscrimination laws and with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment.

The HA shall not deny any family or individual the opportunity to apply for or receive assistance under the Public Housin Program on the basis of race, color, sex, religion, creed, national or ethnic origin, age, family, or marital status, handicap, disability or sexual orientation.

To further its commitment to full compliance with applicable Civil Rights laws, the HA will provide Federal, State, and local information to Assisted Housing clients regarding “discrimination” and any recourse available to them if they are victims of discrimination.

Such information will be made available during the family briefing session, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made a part of the Housing Choice Voucher holder's briefing packet.

Except as otherwise provided in 24 CFR 8.21(c)(1), 8.24(1), 8.25, and 8.31, no individual with disabilities shall be denied the benefits of, be excluded from participation in, or otherwise be subjected to discrimination because the HA's facilities are inaccessible to or unusable by persons with disabilities.

Posters and housing information are displayed in locations throughout the HA's office in such a manner as to easily readable from a wheelchair.

The HA's Central Office at 415 E. Independence is accessible to persons with disabilities. Accessibility for the hearing impaired is provided by the TTD/TDY telephone number, 918/587-4712.

THA has supported the creation of a Fair Housing Education and Outreach program in conjunction with Housing Partners of Tulsa, Inc., funded by a HUD Fair Housing Initiatives Program (FHIP) grant. This program, which is entering its third year of funded operations, funds a Fair Housing Coordinator, who works in coordination with the Tulsa Area Fair Housing Partnership to implement a comprehensive, precisely targeted fair housing educational campaign. The Fair Housing Coordinator counsels individuals and groups of both housing professionals and private citizens, in a variety of contexts. In addition, the Coordinator conducts a carefully targeted media campaign to educate the public about fair housing concerns. Finally, the Coordinator serves as a highly visible point of first contact for housing discrimination complaints, which are processed by the appropriate personnel at the U.S. Department of Housing and Urban Development.

Other PHA Goals and Objectives:

THA's other goals, as enumerated in the previous 5-Year Plan, concern internal operations and procedures. A detailed progress report of these activities is included in the THA FY 2004 Strategic Plan, which is appended to this document.

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:

Deviations which change the scope or focus of the plan. For

example,
a permanent change in PHA policy or procedure that would necessitate a change in the answers indicated by the marked boxes (e.g.) throughout this document.

b. Significant Amendment or Modification to the Annual Plan:

- ◆ A substantial procedural change in written policy for PHA policies governing eligibility, selection and admissions for Public Housing and/or Section 8;
- ◆ Changes in rent determination policy, addition or elimination of resident services programs; and
- ◆ Acquisition, disposition or demolition actions that permanently increase or decrease the total number of available units.

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: **Annie Mae Barnes**

Method of Selection:

Appointment
The term of appointment is (include the date term expires): 2/24/05 - 1/20/08

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?

- 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: **1/20/06**

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **Bill LaFortune, Mayor of the City of Tulsa**

(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: City of Tulsa, 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)
Among the City of Tulsa's Priorities are the following:
Affordable Housing
 - ◆ Homeownership Assistance Programs
 - ◆ Rental and Utility Assistance
 - ◆ Special Needs Populations
 - ◆ Owner-occupied home repair and rehabilitation programs
- Other: (list below)

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

2004 Community Development Block Grants
2004 HOME Investment Partnerships

(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
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input 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.	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	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
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	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
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 20 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	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
X	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
	Other supporting documents (optional). List individually.	(Specify as needed)

Annual Statement/Performance and Evaluation Report

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

PHA Name: TULSA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK56P07350102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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- Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: ____)
 Performance and Evaluation Report for Period Ending: 12/31/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 491,500.00	\$ 555,730.68	\$ 555,730.68	\$ 548,853.48
4	1410 Administration	\$ 406,000.00	\$ 406,000.00	\$ 406,000.00	\$ 406,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 60,000.00	\$ 15,000.00	\$ 13,654.00	\$ 13,654.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 413,450.00	\$ 344,849.34	\$ 333,898.56	\$ 332,598.56
10	1460 Dwelling Structures	\$ 2,175,361.00	\$ 2,372,593.36	\$ 2,345,374.12	\$ 2,321,563.98
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 297,120.00	\$ 412,073.74	\$ 410,880.74	\$ 407,130.74
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 375,700.00	\$ 191,241.88	\$ 191,241.88	\$ 191,241.88
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	\$ 78,358.00	\$ -	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 4,297,489.00	\$ 4,297,489.00	\$ 4,256,779.98	\$ 4,221,042.64
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$ 2,210.00			
24	Amount of line 21 Related to Security – Soft Costs	\$ 182,000.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$ 238,950.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 773,500.00			

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

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P0735102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number /	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	
	OPERATING EXPENSES	1406		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
H/A WIDE ACTIVITIES	MANAGEMENT IMPROVEMENTS	1408		\$ 491,500.00	\$ 555,730.68	\$ 555,730.68	\$ 548,853.48	
	Security	419102	1 contract	\$ 118,000.00	\$ 246,089.68	\$ 246,089.68	\$ 246,089.68	
	Salaries	419103	1 position	\$ 150,000.00	\$ 86,141.00	\$ 86,141.00	\$ 80,317.79	
	Staff Training	419105	5 seminars	\$ 9,500.00	\$ 9,500.00	\$ 9,500.00	\$ 8,446.01	
	Computer Software	419106		\$ 32,000.00	\$ 32,000.00	\$ 32,000.00	\$ 32,000.00	
	Facility Officers	419108	7 positions	\$ 182,000.00	\$ 182,000.00	\$ 182,000.00	\$ 182,000.00	
	ADMINISTRATION	1410		\$ 406,000.00	\$ 406,000.00	\$ 406,000.00	\$ 406,000.00	
	Non-Technical Salaries	141001	1 position	\$ 50,400.00	\$ 50,400.00	\$ 50,400.00	\$ 50,400.00	
	Technical Salaries	141002	7 positions	\$ 265,000.00	\$ 265,000.00	\$ 265,000.00	\$ 265,000.00	
	Benefits	141009		\$ 75,600.00	\$ 75,600.00	\$ 75,600.00	\$ 75,600.00	
	Sundry Admin Costs	141019		\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
	FEES AND COSTS	1430		\$ 60,000.00	\$ 15,000.00	\$ 13,654.00	\$ 13,654.00	
	A/E Fees	143001	1 contract	\$ 30,000.00	\$ 15,000.00	\$ 13,654.00	\$ 13,654.00	
	Consultant Fees	143002	1 contract	\$ 30,000.00	\$ -	\$ -	\$ -	
73-00	CENTRAL OFFICE			\$ 363,820.00	\$ 225,073.88	\$ 224,983.88	\$ 224,983.88	
	DWELLING EQUIPMENT	1465		\$ 122,120.00	\$ 122,120.00	\$ 122,030.00	\$ 122,030.00	
	Ranges & Refrigerators	146503	205	\$ 102,120.00	\$ 102,120.00	\$ 102,030.00	\$ 102,030.00	
	Replacement Window A/C Units	146504	75	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	
	NONDWELLING EQUIPMENT	1475		\$ 241,700.00	\$ 102,953.88	\$ 102,953.88	\$ 102,953.88	
	Computer Hardware	147501	5	\$ 9,100.00	\$ 9,100.00	\$ 9,100.00	\$ 9,100.00	
	Copiers	147502	6	\$ 12,500.00	\$ -	\$ -	\$ -	
	Printers	147503	7	\$ 12,600.00	\$ -	\$ -	\$ -	
	TV/VCR	147504	3	\$ 1,000.00	\$ -	\$ -	\$ -	
	Office Furniture	147505	20	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	
	Office Signage	147506	16	\$ 5,000.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	
	Vehicle Replacement	147507	8	\$ 185,000.00	\$ 74,153.88	\$ 74,153.88	\$ 74,153.88	
	Rooftop HVAC Upgrade	147510	2	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	

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

Part II: Supporting Pages

Development Number /	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	
73-01	TOTAL SEMINOLE HILLS			\$ 4,800.00	\$ 80,211.03	\$ 80,211.03	\$ 80,211.03	
	SITE IMPROVEMENTS	1450		\$ 4,800.00	\$ 11,069.00	\$ 11,069.00	\$ 11,069.00	
	Parking & Paving	145002	600 ft	\$ 2,400.00	\$ 9,079.00	\$ 9,079.00	\$ 9,079.00	
	Drainage/Site Improvements	145003	1165 ft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Sewerline Replacement	45005	19.9ft	\$ -	\$ 1,990.00	\$ 1,990.00	\$ 1,990.00	
	DWELLING STRUCTURES	1460		\$ -	\$ 69,142.03	\$ 69,142.03	\$ 69,142.03	
	Exterior Painting	146003	34,571 sq ft	\$ -	\$ 69,142.03	\$ 69,142.03	\$ 69,142.03	
73-03	TOTAL COMANCHE PARK			\$ 205,800.00	\$ 402,914.49	\$ 402,693.00	\$ 381,073.77	
	SITE IMPROVEMENTS	1450		\$ 40,800.00	\$ 23,263.43	\$ 23,041.94	\$ 23,041.94	
	Parking & Paving	145002	600 ft	\$ 2,400.00	\$ 14,602.00	\$ 14,602.00	\$ 14,602.00	
	Drainage/Site Improvements	145003	1165 ft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Sewer Line Replacement	145005	150 ft	\$ 14,000.00	\$ 5,235.00	\$ 5,040.00	\$ 5,040.00	
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 3,426.43	\$ 3,399.94	\$ 3,399.94	
	Playground Equipment	145009	3	\$ 17,000.00	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 147,500.00	\$ 370,413.06	\$ 370,413.06	\$ 348,793.83	
	Exterior Painting	146003	75,806 sq ft	\$ -	\$ 151,612.14	\$ 151,612.14	\$ 151,612.14	
	Bathroom Renovations	146008	25	\$ 50,000.00	\$ -	\$ -	\$ -	
	Heater Replacment	146010	13	\$ 25,000.00	\$ 84,990.54	\$ 84,990.54	\$ 84,990.54	
	Hot Water Tank	146011	13	\$ -	\$ 12,558.75	\$ 12,558.75	\$ 10,357.32	
	Interior Renovations	146012	25	\$ -	\$ 95,247.64	\$ 95,247.64	\$ 75,829.84	
	Kitchen Renovations	146013	25	\$ 62,500.00	\$ -	\$ -	\$ -	
	Porch Lighting	146015	50	\$ 10,000.00	\$ 26,003.99	\$ 26,003.99	\$ 26,003.99	
	NON DWELLING EQUIPMENT	1475		\$ 17,500.00	\$ 9,238.00	\$ 9,238.00	\$ 9,238.00	
	Rooftop HVAC Upgrade	147510	2	\$ 12,500.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	
	Security Equipment	147511	2	\$ 5,000.00	\$ 238.00	\$ 238.00	\$ 238.00	
73-04	PIONEER PLAZA TOTAL			\$ 64,800.00	\$ 7,614.00	\$ 7,614.00	\$ 7,614.00	
	SITE IMPROVEMENTS	1450		\$ 4,800.00	\$ 1,920.00	\$ 1,920.00	\$ 1,920.00	
	Parking & Paving	145002	600 ft	\$ 2,400.00	\$ 1,290.00	\$ 1,290.00	\$ 1,290.00	
	Site Drainage	145003	1165 ft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Sewerline Replacement	145005	6.3 ft	\$ -	\$ 630.00	\$ 630.00	\$ 630.00	
	DWELLING STRUCTURES	1460		\$ 50,000.00	\$ 210.00	\$ 210.00	\$ 210.00	
	Interior Renovations	146012	1	\$ -	\$ 210.00	\$ 210.00	\$ 210.00	
	Replace Kitchen Cabinets	146013	15	\$ 50,000.00	\$ -	\$ -	\$ -	
	DWELLING EQUIPMENT	1465		\$ 10,000.00	\$ 5,484.00	\$ 5,484.00	\$ 5,484.00	
	Heat Exchanger Repair	146509	1	\$ -	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	
	Fire System Upgrade	146512	20%	\$ 5,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511	2	\$ 5,000.00	\$ 2,484.00	\$ 2,484.00	\$ 2,484.00	

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

Part II: Supporting Pages

Development Number /	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	
73-05	TOTAL APACHE MANOR			\$ 96,300.00	\$ 133,438.71	\$ 133,438.71	\$ 133,438.71	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 24,800.00	\$ 36,058.57	\$ 36,058.57	\$ 36,058.57	
	Paving / Parking	145002	600 ft	\$ 2,400.00	\$ 27,085.00	\$ 27,085.00	\$ 27,085.00	
	Drainage / Site Improvements	145003	1165 ft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Sewer Line Replacement	145005	32 ft	\$ -	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 5,773.57	\$ 5,773.57	\$ 5,773.57	
	Playground Equipment	145009	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	2630 ft	\$ 5,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 54,000.00	\$ 84,080.14	\$ 84,080.14	\$ 84,080.14	
	Heater Replacement	146010	30	\$ 54,000.00	\$ -	\$ -	\$ -	
	Interior Renovations	146012	25	\$ -	\$ 82,599.14	\$ 82,599.14	\$ 82,599.14	
	Kitchen Renovations	146013	7	\$ -	\$ 1,481.00	\$ 1,481.00	\$ 1,481.00	
	<u>NONDWELLING EQUIPMENT</u>	1475		\$ 17,500.00	\$ 13,300.00	\$ 13,300.00	\$ 13,300.00	
	Rooftop HVAC Upgrade	147510	2	\$ 12,500.00	\$ 13,300.00	\$ 13,300.00	\$ 13,300.00	
	Security Equipment	147511	2	\$ 5,000.00	\$ -	\$ -	\$ -	
73-06	TOTAL MOHAWK MANOR			\$ 336,300.00	\$ 149,408.82	\$ 149,408.82	\$ 149,408.82	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 37,800.00	\$ 23,273.78	\$ 23,273.78	\$ 23,273.78	
	Paving / Parking	145002	600 ft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003	1160 ft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Fence Replacement & Piering	145004	450 ft	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
	Sewer Line Replacement	145005	5.2 ft	\$ -	\$ 520.00	\$ 520.00	\$ 520.00	
	Brick Replacement & Tuck Pointing	145006	1	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	
	Playground Equipment	145009	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	3	\$ 15,000.00	\$ 14,753.78	\$ 14,753.78	\$ 14,753.78	
	<u>DWELLING STRUCTURES</u>	1460		\$ 281,000.00	\$ 126,135.04	\$ 126,135.04	\$ 126,135.04	
	Termite Treatment	146007	1	\$ 10,000.00	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008	25	\$ 50,000.00	\$ -	\$ -	\$ -	
	Heater Replacement	146010	64	\$ 116,000.00	\$ 119,950.71	\$ 119,950.71	\$ 119,950.71	
	Hot Water Tank Replacement	146011	50	\$ 26,500.00	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013	25	\$ 62,500.00	\$ -	\$ -	\$ -	
	Porch Lighting	146015	106	\$ 16,000.00	\$ 6,184.33	\$ 6,184.33	\$ 6,184.33	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 17,500.00	\$ -	\$ -	\$ -	
	Rooftop HVAC upgrade	147510	2	\$ 12,500.00	\$ -	\$ -	\$ -	
	Security Equipment	147511	2	\$ 5,000.00	\$ -	\$ -	\$ -	

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

Part II: Supporting Pages

Development Number /	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	
73-07	<u>TOTAL HEWGLEY TERRACE</u>			\$ 82,200.00	\$ 33,560.00	\$ 33,560.00	\$ 33,560.00	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 7,200.00	\$ 8,560.00	\$ 8,560.00	\$ 8,560.00	
	Parking & Paving	145002	600 ft	\$ 2,400.00	\$ 7,825.00	\$ 7,825.00	\$ 7,825.00	
	Drainage/Site Improvements	145003	1165 ft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Sewer Line Replacement	145005	7.4 ft	\$ -	\$ 735.00	\$ 735.00	\$ 735.00	
	Signage	145015	1	\$ 2,400.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 65,000.00	\$ 15,230.89	\$ 15,230.89	\$ 15,230.89	
	Bathroom Renovations	146008	20	\$ 15,000.00	\$ 15,230.89	\$ 15,230.89	\$ 15,230.89	
	Kitchen Cabinets	146013	15	\$ 50,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465		\$ 5,000.00	\$ 4,769.11	\$ 4,769.11	\$ 4,769.11	
	Fire System Upgrade	146512	20%	\$ 5,000.00	\$ 4,769.11	\$ 4,769.11	\$ 4,769.11	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
	Security Equipment	147511	2	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
73-08	<u>TOTAL RIVERVIEW PARK</u>			\$ 346,900.00	\$ 271,259.13	\$ 261,464.13	\$ 261,459.43	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 48,800.00	\$ 18,917.00	\$ 9,122.00	\$ 9,122.00	
	Paving / Parking	145002	600 ft	\$ 2,400.00	\$ 3,782.00	\$ 3,782.00	\$ 3,782.00	
	Drainage / Site Improvements	145003	1165 ft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Sewer Line Replacment	145005	200 ft	\$ 20,000.00	\$ 15,135.00	\$ 5,340.00	\$ 5,340.00	
	Playground Equipment	145009	3	\$ 15,000.00	\$ -	\$ -	\$ -	
	Water Meter Can & Valve Replacement	145010	19 bldg.	\$ 9,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 280,600.00	\$ 235,118.13	\$ 235,118.13	\$ 235,113.43	
	Siding & Trim	146002	100	\$ -	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	
	Bathroom Renovations	146008	33	\$ 65,000.00	\$ -	\$ -	\$ -	
	Heater Replacement	146010	48	\$ 125,000.00	\$ -	\$ -	\$ -	
	Interior Renovations	146012	33	\$ 85,000.00	\$ 233,376.13	\$ 233,376.13	\$ 233,376.13	
	Kitchen Renovations	146013	33	\$ -	\$ 492.00	\$ 492.00	\$ 487.30	
	Sillcocks	146016	75	\$ 5,600.00	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 17,500.00	\$ 17,224.00	\$ 17,224.00	\$ 17,224.00	
	Rooftop HVAC Upgrade	147510	2	\$ 12,500.00	\$ 17,224.00	\$ 17,224.00	\$ 17,224.00	
	Security Equipment	147511	2	\$ 5,000.00	\$ -	\$ -	\$ -	

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

Part II: Supporting Pages

Development Number /	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	
73-10	<u>SANDY PARK TOTAL</u>			\$ 295,630.00	\$ 379,446.43	\$ 368,627.19	\$ 366,257.09	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 42,050.00	\$ 17,504.57	\$ 17,504.57	\$ 16,204.57	
	Paving / Parking	145002	600 ft	\$ 2,400.00	\$ 594.00	\$ 594.00	\$ 594.00	
	Drainage / Site Improvements	145003	1165 ft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Fencing	145004	500 ft	\$ 20,000.00	\$ 11,362.00	\$ 11,362.00	\$ 11,362.00	
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 5,548.57	\$ 5,548.57	\$ 4,248.57	
	Water Meter Can & Valve Replacement	145010	18 bldg.	\$ 8,250.00	\$ -	\$ -	\$ -	
	Signage	145015	2	\$ 4,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 236,080.00	\$ 335,371.86	\$ 324,552.62	\$ 323,482.52	
	Windows & Screens	146001	22	\$ 13,200.00	\$ 18,842.84	\$ 18,842.84	\$ 18,842.84	
	Siding & Trim	146002	22	\$ 11,000.00	\$ 162,563.09	\$ 151,743.85	\$ 150,673.75	
	Roofing	146004	22	\$ 44,000.00	\$ 4,940.73	\$ 4,940.73	\$ 4,940.73	
	Entry doors	146006	22	\$ 27,280.00	\$ -	\$ -	\$ -	
	Heater Replacement	146010	55	\$ 135,000.00	\$ 135,000.00	\$ 135,000.00	\$ 135,000.00	
	Forced Account	146012	11	\$ -	\$ 14,025.20	\$ 14,025.20	\$ 14,025.20	
	Sillcocks	146016	75	\$ 5,600.00	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 17,500.00	\$ 26,570.00	\$ 26,570.00	\$ 26,570.00	
	Rooftop HVAC Upgrade	147510	2	\$ 12,500.00	\$ 26,570.00	\$ 26,570.00	\$ 26,570.00	
	Security Equipment	147511	2	\$ 5,000.00	\$ -	\$ -	\$ -	
73-11	<u>OSAGE HILLS TOTAL</u>			\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
73-12	<u>PARKVIEW TERRACE TOTAL</u>			\$ 363,000.00	\$ 442,510.36	\$ 441,576.07	\$ 441,576.07	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 19,800.00	\$ 3,692.86	\$ 2,758.57	\$ 2,758.57	
	Paving / Parking	145002	600 ft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003	1165 ft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 3,692.86	\$ 2,758.57	\$ 2,758.57	
	Playground Equipment	145009	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 338,200.00	\$ 438,817.50	\$ 438,817.50	\$ 438,817.50	
	Exterior Painting	146003	73,496 sq ft	\$ -	\$ 146,992.83	\$ 146,992.83	\$ 146,992.83	
	Roofing	146004	6	\$ 31,250.00	\$ 31,250.00	\$ 31,250.00	\$ 31,250.00	
	Floor Tiles	146005	17	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
	Entry Doors	146006	30	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	
	Bathroom Renovations	146008	33	\$ 65,000.00	\$ 146.60	\$ 146.60	\$ 146.60	
	Heaters	146010	24	\$ 50,000.00	\$ -	\$ -	\$ -	
	Interior Renovations	146012	63	\$ -	\$ 162,530.01	\$ 162,530.01	\$ 162,530.01	
	Kitchen Renovations	146013	33	\$ 85,000.00	\$ -	\$ -	\$ -	
	Porch Lighting	146015	113	\$ 16,950.00	\$ 7,898.06	\$ 7,898.06	\$ 7,898.06	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511	2	\$ 5,000.00	\$ -	\$ -	\$ -	

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

Part II: Supporting Pages

Development Number /	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	
73-13	<u>LAFORTUNE TOWER TOTAL</u>			\$ 350,000.00	\$ 413,132.96	\$ 395,629.96	\$ 391,879.96	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 109,000.00	\$ 97,969.13	\$ 97,969.13	\$ 97,969.13	
	Parking & Paving	145002	500 ft	\$ 2,000.00	\$ 1,282.00	\$ 1,282.00	\$ 1,282.00	
	Drainage & Site Improvemens	145003	1100 ft	\$ 2,000.00	\$ -	\$ -	\$ -	
	Sewerline Replacement	145005	28.6 ft	\$ -	\$ 2,860.00	\$ 2,860.00	\$ 2,860.00	
	Masonry Fence Repair/Replacment	145006	1500 ft	\$ 77,000.00	\$ 77,000.00	\$ 77,000.00	\$ 77,000.00	
	Gas System Upgrade	145007	1	\$ 5,000.00	\$ 6,558.57	\$ 6,558.57	\$ 6,558.57	
	Dumpster Enclosure	145008	2	\$ 15,000.00	\$ 10,268.56	\$ 10,268.56	\$ 10,268.56	
	Landscaping	145011	2630 ft	\$ 5,000.00	\$ -	\$ -	\$ -	
	Signage	145015	1	\$ 3,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 76,000.00	\$ 30,463.20	\$ 14,063.20	\$ 14,063.20	
	Corridor Floor Tile	146005	4,610 sq ft	\$ -	\$ 10,373.00	\$ 10,373.00	\$ 10,373.00	
	Kitchen Cabinets	146013	11	\$ 50,000.00	\$ -	\$ -	\$ -	
	Porch Lighting	146015	11	\$ 8,000.00	\$ 2,090.20	\$ 2,090.20	\$ 2,090.20	
	Basement Elevator	146020	1	\$ 18,000.00	\$ 18,000.00	\$ 1,600.00	\$ 1,600.00	
	<u>DWELLING EQUIPMENT</u>	1465		\$ 160,000.00	\$ 279,700.63	\$ 278,597.63	\$ 274,847.63	
	Cooling Tower Upgrade	146509	1	\$ -	\$ 5,508.95	\$ 5,508.95	\$ 5,508.95	
	Domestic Water Piping	146511	20	\$ 120,000.00	\$ 237,999.00	\$ 237,999.00	\$ 237,999.00	
	Fire System Upgrade	146512	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
	Trash Compactor	146513	1	\$ 10,000.00	\$ 10,000.00	\$ 8,897.00	\$ 5,147.00	
	Tower Diffuser	146514	1	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
	Roof Vents	146515	2	\$ 10,000.00	\$ 6,192.68	\$ 6,192.68	\$ 6,192.68	
	<u>NONDWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
	Security & Fire Protection Equipment	147511	2	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
73-17	<u>SOUTH HAVEN MANOR TOTAL</u>			\$ 181,800.00	\$ 358,126.28	\$ 358,126.28	\$ 357,010.17	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 19,800.00	\$ 21,134.00	\$ 21,134.00	\$ 21,134.00	
	Paving / Parking	145002	600 ft	\$ 2,400.00	\$ 16,214.00	\$ 16,214.00	\$ 16,214.00	
	Drainage / Site Improvements	145003	1165 ft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Playground Equipment	145009	2	\$ 10,000.00	\$ 4,920.00	\$ 4,920.00	\$ 4,920.00	
	Landscaping	145011	2,630 sq ft	\$ 5,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 148,000.00	\$ 336,992.28	\$ 336,992.28	\$ 335,876.17	
	Roofing	146004	20	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
	Floor Tiles	146005	17	\$ 50,000.00	\$ 39,627.00	\$ 39,627.00	\$ 38,510.89	
	Heater Replacement	146010	24	\$ 48,000.00	\$ 48,000.00	\$ 48,000.00	\$ 48,000.00	
	Interior Renovations	146012	101	\$ -	\$ 199,365.28	\$ 199,365.28	\$ 199,365.28	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 14,000.00	\$ -	\$ -	\$ -	
	Rooftop HVAC	147510	1	\$ 9,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511	2	\$ 5,000.00	\$ -	\$ -	\$ -	

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

Part II: Supporting Pages

Development Number /	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	
73-18	<u>EAST CENTRAL VILLAGE TOTAL</u>			\$ 276,181.00	\$ 87,601.09	\$ 87,601.09	\$ 87,601.09	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 23,800.00	\$ 10,242.00	\$ 10,242.00	\$ 10,242.00	
	Paving / Parking	145002	600 ft	\$ 2,400.00	\$ 10,242.00	\$ 10,242.00	\$ 10,242.00	
	Drainage / Site Improvements	145003	1165 ft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Playground Equipment	145009	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	2630 ft	\$ 5,000.00	\$ -	\$ -	\$ -	
	Signage	145015	2	\$ 4,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 234,881.00	\$ 65,403.09	\$ 65,403.09	\$ 65,403.09	
	Windows / Screens	146001	14	\$ 25,800.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	
	Siding & Trim	146002	14	\$ 10,000.00	\$ -	\$ -	\$ -	
	Flooring	146005	17	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
	Entry Doors	146006	14	\$ 14,500.00	\$ -	\$ -	\$ -	
	Bathroom Remodel	146008	50	\$ 50,000.00	\$ -	\$ -	\$ -	
	HVAC Installation	146010	4	\$ -	\$ 11,903.09	\$ 11,903.09	\$ 11,903.09	
	Kitchen Renovation	146013	24	\$ 62,500.00	\$ -	\$ -	\$ -	
	Gutter Installation	146014	18 l ft.	\$ 22,081.00	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 17,500.00	\$ 11,956.00	\$ 11,956.00	\$ 11,956.00	
	HVAC Upgrade	147510	2	\$ 12,500.00	\$ 11,956.00	\$ 11,956.00	\$ 11,956.00	
	Security & Fire Protection	147511	2	\$ 5,000.00	\$ -	\$ -	\$ -	
73-19	<u>SCATTERED SITE TOTAL</u>			\$ 294,100.00	\$ 336,461.14	\$ 336,461.14	\$ 336,461.14	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 30,000.00	\$ 71,245.00	\$ 71,245.00	\$ 71,245.00	
	Paving / Parking	145002	2500	\$ 10,000.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003	4760	\$ 10,000.00	\$ 57,550.00	\$ 57,550.00	\$ 57,550.00	
	Fencing	145004	600	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
	Sewerline Replacement	145005	37 ft	\$ -	\$ 3,695.00	\$ 3,695.00	\$ 3,695.00	
	<u>DWELLING STRUCTURES</u>	1460		\$ 264,100.00	\$ 265,216.14	\$ 265,216.14	\$ 265,216.14	
	Windows / Screens	146001	20	\$ 27,600.00	\$ 10,160.00	\$ 10,160.00	\$ 10,160.00	
	Siding & Trim	146002	20	\$ 65,000.00	\$ 108,702.14	\$ 108,702.14	\$ 108,702.14	
	Roofing	146004	20	\$ 31,500.00	\$ 16,354.00	\$ 16,354.00	\$ 16,354.00	
	Entry Doors	146006	20	\$ 20,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
	Heater Replacement	146010	20	\$ 90,000.00	\$ 47,696.29	\$ 47,696.29	\$ 47,696.29	
	Electrical Upgrade	146017	20	\$ 30,000.00	\$ 72,303.71	\$ 72,303.71	\$ 72,303.71	
	<u>CONTINGENCY</u>			\$ 78,358.00	\$ -	\$ -	\$ -	
	Work Items			\$ 4,219,131.00	\$ 4,297,489.00	\$ 4,256,779.98	\$ 4,221,042.64	
	TOTAL BUDGET			\$ 4,297,489.00	\$ 4,297,489.00	\$ 4,256,779.98	\$ 4,221,042.64	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: OK56P07350102 Replacement Housing Factor No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
73-00	6/30/2004		5/31/2004	6/30/2006				
73-03	6/30/2004		5/31/2004	6/30/2006				
73-04	6/30/2004		5/31/2004	6/30/2006				
73-05	6/30/2004		5/31/2004	6/30/2006				
73-06	6/30/2004		5/31/2004	6/30/2006				
73-07	6/30/2004		5/31/2004	6/30/2006				
73-08	6/30/2004		5/31/2004	6/30/2006				
73-10	6/30/2004		5/31/2004	6/30/2006				
73-11	6/30/2004		5/31/2004	6/30/2006				
73-12	6/30/2004		5/31/2004	6/30/2006				
73-13	6/30/2004		5/31/2004	6/30/2006				
73-17	6/30/2004		5/31/2004	6/30/2006				
73-18	6/30/2004		5/31/2004	6/30/2006				
73-19	6/30/2004		5/31/2004	6/30/2006				

Annual Statement/Performance and Evaluation Report

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

PHA Name: TULSA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK56P07350103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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- Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: __)
 Performance and Evaluation Report for Period Ending: 12/31/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 107,590.00	\$ 107,590.00	\$ -	\$ -
3	1408 Management Improvements	\$ 519,950.00	\$ 580,323.82	\$ 580,323.82	\$ 468,570.39
4	1410 Administration	\$ 352,845.00	\$ 352,845.00	\$ 352,845.00	\$ 301,230.85
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 131,107.05	\$ 131,107.05	\$ -	\$ -
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 151,600.00	\$ 151,600.00	\$ 4,285.71	\$ 3,776.85
10	1460 Dwelling Structures	\$ 1,884,500.00	\$ 1,890,200.00	\$ 1,684,411.63	\$ 832,294.52
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 175,000.00	\$ 175,000.00	\$ 118,496.89	\$ 118,496.89
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 114,400.00	\$ 125,936.50	\$ 31,732.61	\$ 31,732.61
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	\$ 91,462.95	\$ 13,852.63	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 3,528,455.00	\$ 3,528,455.00	\$ 2,772,095.66	\$ 1,756,102.11
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$ 6,410.00			
24	Amount of line 21 Related to Security – Soft Costs	\$ 190,000.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$ 240,000.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 471,500.00			

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

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number				Federal FY of Grant: 2003		
		Capital Fund Program Grant No: OK56P07350103						
		Replacement Housing Factor Grant No:						
Development Number / Name	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work uncommitted unspent
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATING EXPENSES	1406		\$ 107,590.00	\$ 107,590.00	\$ -	\$ -	
				\$ 107,590.00	\$ 107,590.00	\$ -	\$ -	
H/A WIDE ACTIVITIES	MANAGEMENT IMPROVEMENTS	1408		\$ 519,950.00	\$ 580,323.82	\$ 580,323.82	\$ 468,570.39	
	Security	419102	1 contract	\$ 210,000.00	\$ 358,055.60	\$ 358,055.60	\$ 344,864.95	
	Salaries	419103		\$ -	\$ -	\$ -	\$ -	
	Staff Training	419105	5 seminars	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	
	Computer Software	419106		\$ 47,950.00	\$ 47,950.00	\$ 47,950.00	\$ 17,418.27	
	Facility Officers	419108	1 position	\$ 190,000.00	\$ 84,478.00	\$ 84,478.00	\$ 70,857.05	
	Management Improvement Trainer	419109		\$ 62,000.00	\$ 68,836.22	\$ 68,836.22	\$ 28,632.75	
	Sundry Facility Officers	419110		\$ -	\$ 11,004.00	\$ 11,004.00	\$ 6,797.37	
	ADMINISTRATION	1410		\$ 352,845.00	\$ 352,845.00	\$ 352,845.00	\$ 301,230.85	
	Non-Technical Salaries	141001	1 position	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 3,168.69	
	Technical Salaries	141002	7 positions	\$ 228,545.00	\$ 228,545.00	\$ 228,545.00	\$ 233,096.04	
	Benefits	141009	7 positions	\$ 79,300.00	\$ 79,300.00	\$ 79,300.00	\$ 49,966.12	
	Sundry Admin Costs	141019		\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
	FEES AND COSTS	1430		\$ 131,107.05	\$ 131,107.05	\$ -	\$ -	
	A/E Fees	143001	1 contract	\$ 116,107.05	\$ 116,107.05	\$ -	\$ -	
	Consultant Fees	143002	1 contract	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	
73-00	CENTRAL OFFICE			\$ 199,400.00	\$ 210,936.50	\$ 126,336.12	\$ 126,336.12	
	DWELLING EQUIPMENT	1465		\$ 100,000.00	\$ 100,000.00	\$ 99,831.00	\$ 99,831.00	
	Ranges & Refrigerators	146503	150	\$ 75,000.00	\$ 75,000.00	\$ 74,890.00	\$ 74,890.00	
	Replacement Window A/C Units	146504	95	\$ 25,000.00	\$ 25,000.00	\$ 24,941.00	\$ 24,941.00	
	NONDWELLING EQUIPMENT	1475		\$ 99,400.00	\$ 110,936.50	\$ 26,505.12	\$ 26,505.12	
	Computer Hardware	147501	39	\$ 69,300.00	\$ 69,300.00	\$ 14,969.12	\$ 14,969.12	
	Copiers	147502	6	\$ 12,500.00	\$ 12,500.00	\$ -	\$ -	
	Printers	147503	7	\$ 12,600.00	\$ 12,600.00	\$ -	\$ -	
	Security Equipment	147510	2	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Vehicle Replacement	147507	1	\$ -	\$ 11,536.50	\$ 11,536.00	\$ 11,536.00	

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

Development Number / Name	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work uncommitted unspent
				Original	Revised	Funds Obligated	Funds Expended	
73-01	TOTAL SEMINOLE HILLS			\$ 29,800.00	\$ 29,800.00	\$ 231.76	\$ 231.76	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 29,800.00	\$ 29,800.00	\$ 231.76	\$ 231.76	
	Parking & Paving	145002	600 ft	\$ 2,400.00	\$ 2,400.00	\$ 92.40	\$ 92.40	
	Drainage/Site Improvements	145003	1165 ft	\$ 2,400.00	\$ 2,400.00	\$ 139.36	\$ 139.36	
	Sewer Line Replacement	145005	250 ft	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	
73-03	TOTAL COMANCHE PARK			\$ 191,300.00	\$ 677,373.15	\$ 649,333.19	\$ 279,022.41	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 23,800.00	\$ 23,800.00	\$ 171.76	\$ 98.56	
	Parking & Paving	145002	600 ft	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage/Site Improvements	145003	1,165 ft	\$ 2,400.00	\$ 2,400.00	\$ 98.56	\$ 98.56	
	Sewer Line Replacement	145005	150 ft	\$ 14,000.00	\$ 14,000.00	\$ -	\$ -	
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 5,000.00	\$ 73.20	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 162,500.00	\$ 648,573.15	\$ 648,573.15	\$ 278,335.57	
	Roof Replacement	146004		\$ -	\$ 57,934.00	\$ 57,934.00	\$ 57,934.00	
	Bathroom Renovations	146008	25	\$ 50,000.00	\$ -	\$ -	\$ -	
	Heater Replacement	146010	56	\$ 50,000.00	\$ 108,251.54	\$ 108,251.54	\$ 108,251.54	
	Hot Water Tank Replacement	146011	25	\$ -	\$ 6,395.00	\$ 6,395.00	\$ -	
	Interior Renovations	146012	100	\$ -	\$ 475,992.61	\$ 475,992.61	\$ 112,150.03	
	Kitchen Renovations	146013	25	\$ 62,500.00				
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ 5,000.00	\$ 588.28	\$ 588.28	
	Security & Fire Protection	147511	2	\$ 5,000.00	\$ 5,000.00	\$ 588.28	\$ 588.28	
73-04	<u>PIIONEER PLAZA TOTAL</u>			\$ 105,000.00	\$ 481,831.06	\$ 426,831.06	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 50,000.00	\$ 426,831.06	\$ 426,831.06	\$ -	
	Replace Kitchen Cabinets	146013	15	\$ 50,000.00				
	Interior Renovations	146012	285	\$ -	\$ 426,831.06	\$ 426,831.06	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465		\$ 55,000.00	\$ 55,000.00	\$ -	\$ -	
	Fire System Upgrade	146512	20%	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Lobby Air Handler	146509	2	\$ 45,000.00	\$ 45,000.00	\$ -	\$ -	
	Elevator Upgrade	146506	2	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	

Annual Statement/Performance Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

Development Number / Name	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work uncommitted unspent
				Original	Revised	Funds Obligated	Funds Expended	
73-05	TOTAL APACHE MANOR			\$ 9,800.00	\$ 10,950.00	\$ 1,440.60	\$ 1,367.40	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 9,800.00	\$ 9,800.00	\$ 290.60	\$ 217.40	
	Paving / Parking	145002	600 ft	\$ 2,400.00	\$ 2,400.00	\$ 92.40	\$ 92.40	
	Drainage / Site Improvements	145003	1,165 ft	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 5,000.00	\$ 198.20	\$ 125.00	
	<u>DWELLING STRUCTURES</u>	1460		\$ -	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	
	Main Building Electrical	146017	1	\$ -	\$ 1,150.00	\$ 1,150.00	\$ 1,150.00	
73-06	TOTAL MOHAWK MANOR			\$ 168,800.00	\$ 19,156.29	\$ 14,064.29	\$ 14,064.29	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 4,800.00	\$ 4,800.00	\$ 1,798.00	\$ 1,798.00	
	Paving / Parking	145002	600 ft	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	1,165 ft	\$ 2,400.00	\$ 2,400.00	\$ 1,798.00	\$ 1,798.00	
	<u>DWELLING STRUCTURES</u>	1460		\$ 164,000.00	\$ 14,356.29	\$ 12,266.29	\$ 12,266.29	
	Bathroom Renovations	146008	25	\$ 50,000.00	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013	25	\$ 62,500.00	\$ -	\$ -	\$ -	
	Heater Replacement	146010	14	\$ 25,000.00	\$ 11,356.29	\$ 11,356.29	\$ 11,356.29	
	Hot Water Tank Replacement	146011	50	\$ 26,500.00	\$ -	\$ -	\$ -	
	Brick Replacement & Tuck Pointing	146006	1	\$ -	\$ 3,000.00	\$ 910.00	\$ 910.00	
73-07	TOTAL HEWGLEY TERRACE			\$ 84,800.00	\$ 29,936.00	\$ 24,847.52	\$ 24,847.52	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 4,800.00	\$ 4,800.00	\$ 1,288.27	\$ 1,288.27	
	Parking & Paving	145002	600 ft	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage/Site Improvements	145003	1,165 ft	\$ 2,400.00	\$ 2,400.00	\$ 1,288.27	\$ 1,288.27	
	<u>DWELLING STRUCTURES</u>	1460		\$ 65,000.00	\$ 15,000.00	\$ 14,757.36	\$ 14,757.36	
	Shower Repair/Replacement	146011	15	\$ 15,000.00	\$ 15,000.00	\$ 14,757.36	\$ 14,757.36	
	Kitchen Cabinets	146013	20	\$ 50,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465		\$ 15,000.00	\$ 10,136.00	\$ 8,801.89	\$ 8,801.89	
	Elevator Equipment	146506	2	\$ 5,000.00	\$ 136.00	\$ -	\$ -	
	Security & Fire Protection equipment	146510	4	\$ 10,000.00	\$ 10,000.00	\$ 8,801.89	\$ 8,801.89	

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

Development Number / Name	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work uncommitted unspent
				Original	Revised	Funds Obligated	Funds Expended	
73-08	TOTAL RIVERVIEW PARK			\$ 223,400.00	\$ 28,776.46	\$ 3,215.00	\$ 3,215.00	
	SITE IMPROVEMENTS	1450		\$ 24,400.00	\$ 24,400.00	\$ -	\$ -	
	Paving / Parking	145002	600 ft	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	1,165 ft	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Sewer Line Replacment	145005	200 ft	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 199,000.00	\$ 4,376.46	\$ 3,215.00	\$ 3,215.00	
	Bathroom Renovations	146008	33	\$ 65,000.00	\$ -	\$ -	\$ -	
	Heater Replacement	146010	10	\$ 25,000.00	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013	33	\$ 85,000.00	\$ -	\$ -	\$ -	
	Hot Water Tank Replacement	146011	35	\$ 19,000.00	\$ 311.46	\$ -	\$ -	
	Interior Renovations	146012	1	\$ -	\$ 215.00	\$ 215.00	\$ 215.00	
	Upgrade Main Building Electrical	146017	1	\$ 5,000.00	\$ 3,850.00	\$ 3,000.00	\$ 3,000.00	
73-10	SANDY PARK TOTAL			\$ 205,300.00	\$ 106,751.71	\$ 91,024.91	\$ 90,951.71	
	SITE IMPROVEMENTS	1450		\$ 9,800.00	\$ 9,800.00	\$ 73.20	\$ -	
	Paving / Parking	145002	600 ft	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	1,165 ft	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 5,000.00	\$ 73.20	\$ -	
	DWELLING STRUCTURES	1460		\$ 195,500.00	\$ 96,951.71	\$ 90,951.71	\$ 90,951.71	
	Roofing	146004	1	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	
	Bathroom Renovations	146008	20	\$ 50,000.00	\$ -	\$ -	\$ -	
	Heating	146010	45	\$ 77,000.00	\$ 90,951.71	\$ 90,951.71	\$ 90,951.71	
	Kitchen Renovations	146013	25	\$ 62,500.00	\$ -	\$ -	\$ -	
73-11	OSAGE HILLS TOTAL			\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	

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

Development Number / Name	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work uncommitted unspent
				Original	Revised	Funds Obligated	Funds Expended	
73-12	<u>PARKVIEW TERRACE TOTAL</u>			\$ 274,800.00	\$ 203,993.91	\$ 156,152.05	\$ 118,483.23	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 9,800.00	\$ 9,800.00	\$ 358.92	\$ 142.86	
	Paving / Parking	145002	600 ft	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	1,165 ft	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 5,000.00	\$ 358.92	\$ 142.86	
	<u>DWELLING STRUCTURES</u>	1460		\$ 265,000.00	\$ 194,193.91	\$ 155,793.13	\$ 118,340.37	
	Roof Replacement	146004	3	\$ -	\$ 17,514.09	\$ 17,514.09	\$ 17,514.09	
	Floor Tiles	146005	17	\$ 50,000.00	\$ 50,000.00	\$ 44,532.00	\$ 7,079.24	
	Entry Doors	146006	30	\$ 40,000.00	\$ 22,485.91	\$ 2,985.71	\$ 2,985.71	
	Heaters	146010	12	\$ 25,000.00	\$ 13,432.58	\$ -	\$ -	
	Bathroom Renovations	146008	65	\$ 65,000.00	\$ -	\$ -	\$ -	
	Interior Renovation	146012	35	\$ -	\$ 90,761.33	\$ 90,761.33	\$ 90,761.33	
	Kitchen Renovations	146013	33	\$ 85,000.00	\$ -	\$ -	\$ -	
73-13	<u>LAFORTUNE TOWER TOTAL</u>			\$ 96,400.00	\$ 57,464.00	\$ 36,969.41	\$ 30,696.21	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 5,000.00	\$ 5,000.00	\$ 73.20	\$ -	
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 5,000.00	\$ 73.20	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 76,400.00	\$ 32,600.00	\$ 22,393.00	\$ 16,193.00	
	Corridor Floor Tile	146005	11	\$ 26,400.00	\$ 26,400.00	\$ 16,193.00	\$ 16,193.00	
	Kitchen Cabinets	146013	11	\$ 50,000.00	\$ 6,200.00	\$ 6,200.00	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465		\$ 5,000.00	\$ 9,864.00	\$ 9,864.00	\$ 9,864.00	
	Elevator Upgrade	146506	2	\$ 5,000.00	\$ 9,864.00	\$ 9,864.00	\$ 9,864.00	
	<u>NONDWELLING EQUIPMENT</u>	1475		\$ 10,000.00	\$ 10,000.00	\$ 4,639.21	\$ 4,639.21	
	Security & Fire Protection Equipment	147511	4	\$ 10,000.00	\$ 10,000.00	\$ 4,639.21	\$ 4,639.21	

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

Development Number / Name	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work uncommitted unspent
				Original	Revised	Funds Obligated	Funds Expended	
73-17	<u>SOUTH HAVEN MANOR TOTAL</u>			\$ 258,800.00	\$ 86,625.00	\$ 42,131.00	\$ 42,131.00	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	
	Paving / Parking	145002	600 ft	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	1,165 ft	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 254,000.00	\$ 81,825.00	\$ 42,131.00	\$ 42,131.00	
	Roofing	146004	16	\$ 40,000.00	\$ 40,000.00	\$ 306.00	\$ 306.00	
	Heating	146010	22	\$ 44,000.00	\$ 41,825.00	\$ 41,825.00	\$ 41,825.00	
	Hot Water Tank Replacement	146011	25	\$ 20,000.00	\$ -	\$ -	\$ -	
	Bathroom renovations	146008	33	\$ 65,000.00	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013	34	\$ 85,000.00	\$ -	\$ -	\$ -	
73-18	<u>EAST CENTRAL VILLAGE TOTAL</u>			\$ 167,300.00	\$ 88,542.42	\$ 45,922.42	\$ 34,526.71	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	
	Paving / Parking	145002	600 ft	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	1,165 ft	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 162,500.00	\$ 83,742.42	\$ 45,922.42	\$ 34,526.71	
	Flooring	146005	17	\$ 50,000.00	\$ 50,000.00	\$ 12,180.00	\$ 784.29	
	Bathroom Remodel	146008	25	\$ 50,000.00	\$ -	\$ -	\$ -	
	HVAC Installation	146010	15	\$ -	\$ 33,742.42	\$ 33,742.42	\$ 33,742.42	
	Kitchen Renovation	146013	25	\$ 62,500.00	\$ -	\$ -	\$ -	

Annual Statement/Performance Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

Development Number / Name	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work uncommitted unspent
				Original	Revised	Funds Obligated	Funds Expended	
73-19	SCATTERED SITE TOTAL			\$ 310,600.00	\$ 310,600.00	\$ 220,427.51	\$ 220,427.51	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
	Paving / Parking	145002	2,500 ft	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	4,855 ft	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 290,600.00	\$ 290,600.00	\$ 220,427.51	\$ 220,427.51	
	Windows / Screens	146001	32	\$ 27,600.00	\$ -	\$ -	\$ -	
	Siding & Trim	146002	20	\$ 65,000.00	\$ 104,307.02	\$ 104,307.02	\$ 104,307.02	
	Roofing Replacement	146004	30	\$ 48,000.00	\$ 40,868.00	\$ 40,868.00	\$ 40,868.00	
	Entry Doors	146006	20	\$ 20,000.00	\$ 15,424.98	\$ 9,630.00	\$ 9,630.00	
	Termite Treatment	146007	1	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	HVAC Installation	146010	20	\$ 90,000.00	\$ 90,000.00	\$ 50,622.49	\$ 50,622.49	
	Electrical Upgrade	146017	20	\$ 30,000.00	\$ 30,000.00	\$ 15,000.00	\$ 15,000.00	
	CONTINGENCY			\$ 91,462.95	\$ 13,852.63			
	Work Items			\$ 3,436,992.05	\$ 3,514,602.37	\$ 2,772,095.66	\$ 1,756,102.11	
	TOTAL BUDGET			\$ 3,528,455.00	\$ 3,528,455.00	\$ 2,772,095.66	\$ 1,756,102.11	

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

Part III: Implementation Schedule

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: OK56P07350103 Replacement Housing Factor No:					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
73-00	9/16/2005			9/16/2007			
73-03	9/16/2005			9/16/2007			
73-04	9/16/2005			9/16/2007			
73-05	9/16/2005			9/16/2007			
73-06	9/16/2005			9/16/2007			
73-07	9/16/2005			9/16/2007			
73-08	9/16/2005			9/16/2007			
73-10	9/16/2005			9/16/2007			
73-11	9/16/2005			9/16/2007			
73-12	9/16/2005			9/16/2007			
73-13	9/16/2005			9/16/2007			
73-17	9/16/2005			9/16/2007			
73-18	9/16/2005			9/16/2007			
73-19	9/16/2005			9/16/2007			

Annual Statement/Performance and Evaluation Report

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

PHA Name: TULSA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK56P07350203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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- Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: __)
 Performance and Evaluation Report for Period Ending: 12/31/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 174,304.00	\$ 274,304.00	\$ 274,304.00	\$ 180,486.02
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ -	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00
10	1460 Dwelling Structures	\$ 145,598.00	\$ 141,098.00	\$ 32,224.00	\$ 32,224.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 150,000.00	\$ 150,000.00	\$ 3,730.00	\$ 3,730.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 188,000.00	\$ 138,000.00	\$ 129,097.99	\$ 57,587.83
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	\$ 50,000.00	\$ -	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 707,902.00	\$ 707,902.00	\$ 443,855.99	\$ 278,527.85
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	\$ 88,000.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 150,000.00			

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

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number			Federal FY of Grant: 2003				
Development Number / Name		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	
	OPERATING EXPENSES		1406		\$ -	\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	\$ -	
H/A WIDE ACTIVITIES	MANAGEMENT IMPROVEMENTS		1408		\$ 174,304.00	\$ 274,304.00	\$ 274,304.00	\$ 180,486.02	
	Salaries	419103			\$ -	\$ -	\$ -	\$ -	
	Security	419102			\$ -	\$ -	\$ -	\$ -	
	Staff Training	419105			\$ -	\$ -	\$ -	\$ -	
	Computer Software	419106		12 units	\$ 174,304.00	\$ 274,304.00	\$ 274,304.00	\$ 180,486.02	
	Facility Officers	419108			\$ -	\$ -	\$ -	\$ -	
	Management Improvement Trainer	419109			\$ -	\$ -	\$ -	\$ -	
	ADMINISTRATION		1410		\$ -	\$ -	\$ -	\$ -	
	Non-Technical Salaries	141001			\$ -	\$ -	\$ -	\$ -	
	Technical Salaries	141002			\$ -	\$ -	\$ -	\$ -	
	Benefits	141009			\$ -	\$ -	\$ -	\$ -	
	Sundry Admin Costs	141019			\$ -	\$ -	\$ -	\$ -	
	FEES AND COSTS		1430		\$ -	\$ -	\$ -	\$ -	
	A/E Fees	143001			\$ -	\$ -	\$ -	\$ -	
	Consultant Fees	143002			\$ -	\$ -	\$ -	\$ -	
73-00	CENTRAL OFFICE				\$ 100,000.00	\$ -	\$ -	\$ -	
	NONDWELLING EQUIPMENT		1475		\$ 100,000.00	\$ -	\$ -	\$ -	
	Computer Hardware	147501		75	\$ 100,000.00	\$ -	\$ -	\$ -	
73-01	TOTAL SEMINOLE HILLS				\$ 95,774.00	\$ 91,274.00	\$ -	\$ -	
	DWELLING STRUCTURES		1460		\$ 95,774.00	\$ 91,274.00	\$ -	\$ -	
	Painting	146003		96 units	\$ 95,774.00	\$ 91,274.00	\$ -	\$ -	
73-03	TOTAL COMANCHE PARK				\$ 14,824.00	\$ 19,324.00	\$ 19,324.00	\$ 19,324.00	
	SITE IMPROVEMENTS		1450		\$ -	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	
	Brick Replacement	145006		multiple bldgs	\$ -	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	
	DWELLING STRUCTURES		1460		\$ 14,824.00	\$ 14,824.00	\$ 14,824.00	\$ 14,824.00	
	Painting	146003		7,412 ft ²	\$ 14,824.00	\$ 14,824.00	\$ 14,824.00	\$ 14,824.00	

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

Development Number / Name	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	
73-04	PIONEER PLAZA TOTAL			\$ 138,000.00	\$ 116,417.00	\$ 61,244.99	\$ 55,591.83	
	NON DWELLING EQUIPMENT	1475		\$ 88,000.00	\$ 66,417.00	\$ 57,514.99	\$ 51,861.83	
	Security Cameras	147511	1 bldg.	\$ 88,000.00	\$ 66,417.00	\$ 57,514.99	\$ 51,861.83	
	DWELLING EQUIPMENT	1465		\$ 50,000.00	\$ 50,000.00	\$ 3,730.00	\$ 3,730.00	
	FEI	146501	1 bldg.	\$ 50,000.00	\$ 50,000.00	\$ 3,730.00	\$ 3,730.00	
73-05	TOTAL APACHE MANOR			\$ 35,000.00	\$ 35,000.00	\$ 17,400.00	\$ 17,400.00	
	DWELLING STRUCTURES	1460		\$ 35,000.00	\$ 35,000.00	\$ 17,400.00	\$ 17,400.00	
	Siding & Trim	146002	20 bldg.	\$ 35,000.00	\$ 35,000.00	\$ 17,400.00	\$ 17,400.00	
73-06	TOTAL MOHAWK MANOR			\$ -	\$ -	\$ -	\$ -	
73-07	TOTAL HEWGLEY TERRACE			\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	DWELLING EQUIPMENT	1465		\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	FEI	46501	1 bldg.	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
73-08	TOTAL RIVERVIEW PARK			\$ -	\$ -	\$ -	\$ -	
73-10	SANDY PARK TOTAL			\$ -	\$ -	\$ -	\$ -	
73-11	OSAGE HILLS TOTAL			\$ -	\$ -	\$ -	\$ -	
73-12	PARKVIEW TERRACE TOTAL			\$ -	\$ -	\$ -	\$ -	
73-13	LAFORTUNE TOWER TOTAL			\$ 50,000.00	\$ 121,583.00	\$ 71,583.00	\$ 5,726.00	
	DWELLING EQUIPMENT	1465		\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	FEI	146501	1 bldg.	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	NONDWELLING EQUIPMENT	1475		\$ -	\$ 71,583.00	\$ 71,583.00	\$ 5,726.00	
	Emergency Generator	147513	1 bldg.	\$ -	\$ 71,583.00	\$ 71,583.00	\$ 5,726.00	
73-17	SOUTH HAVEN MANOR TOTAL			\$ -	\$ -	\$ -	\$ -	
73-18	EAST CENTRAL VILLAGE TOTAL			\$ -	\$ -	\$ -	\$ -	
73-19	SCATTERED SITE TOTAL			\$ -	\$ -	\$ -	\$ -	
	CONTINGENCY			\$ 50,000.00	\$ -			
	Work Items			\$ 657,902.00	\$ 707,902.00	\$ 443,855.99	\$ 278,527.85	
	TOTAL BUDGET			\$ 707,902.00	\$ 707,902.00	\$ 443,855.99	\$ 278,527.85	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: TULSA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: OK56P07350203 Replacement Housing Factor No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
73-00	2/12/2006			2/12/2008			
73-03	2/12/2006			2/12/2008			
73-04	2/12/2006			2/12/2008			
73-05	2/12/2006			2/12/2008			
73-06	2/12/2006			2/12/2008			
73-07	2/12/2006			2/12/2008			
73-08	2/12/2006			2/12/2008			
73-10	2/12/2006			2/12/2008			
73-11	2/12/2006			2/12/2008			
73-12	2/12/2006			2/12/2008			
73-13	2/12/2006			2/12/2008			
73-17	2/12/2006			2/12/2008			
73-18	2/12/2006			2/12/2008			
73-19	2/12/2006			2/12/2008			

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

PHA Name: Housing Authority of the City of Tulsa Tulsa, Oklahoma		Grant Type & Number [] Capital Fund Program, Grant No: [X] Replacement Housing Factor Grant No: OK56R0735102				Federal FY of Grant: 2002		
Development Number/Name/HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATING EXPENSES	1406		\$ -	\$ -			
				\$ -	\$ -			
H/A WIDE ACTIVITIES	MANAGEMENT IMPROVEMENTS	1408		\$ -	\$ -	\$ -	\$ -	
	MANAGEMENT IMPROV. SOFT COST			\$ -	\$ -	\$ -	\$ -	
	Security	140802		\$ -	\$ -			
	Salaries	140803		\$ -	\$ -			
	Staff Training	140805		\$ -	\$ -			
	Computer Software	140806		\$ -	\$ -			
	Facility Officers	140808		\$ -	\$ -			
	MANAGEMENT IMPROV. HARD			\$ -	\$ -	\$ -	\$ -	
	ADMINISTRATION	1410		\$ -	\$ -	\$ -	\$ -	
	Salaries - NonTechnical	141001		\$ -	\$ -			
	Salaries - Technical	141002		\$ -	\$ -			
	Benefits	141003		\$ -	\$ -			
	Sundry Admin Costs	141019		\$ -	\$ -			
	FEES AND COSTS	1430		\$ -	\$ -	\$ -	\$ -	
	A/E Fees	143001		\$ -	\$ -			
	Consulting Fees	143002		\$ -	\$ -			
	DWELLING EQUIPMENT	1465		\$ -	\$ -	\$ -	\$ -	
	Replace A/C Units	146504		\$ -	\$ -			
	NONDWELLING EQUIPMENT	1475		\$ -	\$ -	\$ -	\$ -	
	Computer Hardware	147501		\$ -	\$ -			
	Copy Machine			\$ -	\$ -			
	Vehicle Replacement	147507		\$ -	\$ -			
73-19	SCATTERED SITE TOTAL			\$ 28,623.00	\$ 28,623.00	\$ 28,623.00	\$ 28,623.00	
	DEVELOPMENT ACTIVITIES	1499		\$ 28,623.00	\$ 28,623.00	\$ 28,623.00	\$ 28,623.00	
	Development of Replacement Housing		1	\$ 28,623.00	\$ 28,623.00	28,623.00	28,623.00	
	CONTINGENCY							
	TOTAL BUDGET			\$ 28,623.00	\$ 28,623.00	\$ 28,623.00	\$ 28,623.00	

Annual Statement/Performance and Evaluation Report

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

PHA Name: TULSA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK56P07350104 Replacement Housing Factor Grant No:	2004
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- Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 481,900.00	\$ 907,764.00	\$ 907,764.00	\$ -
4	1410 Administration	\$ 406,909.00	\$ 406,909.00	\$ 406,909.00	\$ 3,390.09
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 119,654.00	\$ 119,654.00	\$ -	\$ -
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 221,400.00	\$ 156,400.00	\$ 100.00	\$ 100.00
10	1460 Dwelling Structures	\$ 2,106,800.00	\$ 1,885,936.00	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 325,500.00	\$ 225,500.00	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 267,600.00	\$ 227,600.00	\$ -	\$ -
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	\$ 80,049.00	\$ 80,049.00	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 4,069,812.00	\$ 4,069,812.00	\$ 1,314,773.00	\$ 3,490.09
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$ 25,000.00			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 165,000.00			
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: TULSA HOUSING		Grant Type and Number				Federal FY of Grant: 2004		
AUTHORITY		Capital Fund Program Grant No: OK56P07350104				Replacement Housing Factor Grant No:		
Development Number / Name	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	
	OPERATING EXPENSES	1406		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
H/A WIDE ACTIVITIES	MANAGEMENT IMPROVEMENTS	1408		\$ 481,900.00	\$ 907,764.00	\$ 907,764.00	\$ -	
	Security	419102	1 contract	\$ 100,500.00	\$ 200,500.00	\$ 200,500.00	\$ -	
	Salaries	419103	1 position	\$ 165,900.00	\$ 65,900.00	\$ 65,900.00	\$ -	
	Staff Training	419105	5 seminars	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ -	
	Computer Software	419106	1	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ -	
	Facility Officers	419108	1 position	\$ 199,500.00	\$ 199,500.00	\$ 199,500.00	\$ -	
	Management Improvement Trainer	419109		\$ -	\$ -	\$ -	\$ -	
	MIS Software Development	419111	29 units	\$ -	\$ 425,864.00	\$ 425,864.00	\$ -	
	ADMINISTRATION	1410		\$ 406,909.00	\$ 406,909.00	\$ 406,909.00	\$ 3,390.09	
	Non-Technical Salaries	141001	1	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ -	
	Technical Salaries	141002	7	\$ 268,609.00	\$ 268,609.00	\$ 268,609.00	\$ -	
	Benefits	141009	7	\$ 83,300.00	\$ 83,300.00	\$ 83,300.00	\$ -	
	Sundry Admin Costs	141019		\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 3,390.09	
	FEES AND COSTS	1430		\$ 119,654.00	\$ 119,654.00	\$ -	\$ -	
	A/E Fees	143001		\$ 94,654.00	\$ 94,654.00	\$ -	\$ -	
	Consultant Fees	143002		\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	
73-00	CENTRAL OFFICE			\$ 403,100.00	\$ 348,100.00	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 20,000.00	\$ 5,000.00	\$ -	\$ -	
	Dumpster enclosure	145008	1	\$ 10,000.00	\$ -	\$ -	\$ -	
	Land scaping	145011	2,630 ft ²	\$ 5,000.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	DWELLING EQUIPMENT	1465		\$ 95,500.00	\$ 95,500.00	\$ -	\$ -	
	Ranges & Refrigerators	146503	230 units	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	
	Replacement Window A/C Units	146504	50	\$ 20,500.00	\$ 20,500.00	\$ -	\$ -	
	NON DWELLING STRUCTURES	1470		\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	
	Central Maintenance Facility Renovation	147005	1 bldg.	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	
	NONDWELLING EQUIPMENT	1475		\$ 227,600.00	\$ 187,600.00	\$ -	\$ -	
	Computer Hardware	147501	25	\$ 45,000.00	\$ 45,000.00	\$ -	\$ -	
	Copiers	147502	19	\$ 37,500.00	\$ 4,100.00	\$ -	\$ -	
	Printers	147503	7	\$ 12,600.00	\$ 6,000.00	\$ -	\$ -	
	TV/VCR	147504	3	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	
	Office Furniture	147505	20	\$ 4,000.00	\$ 4,000.00	\$ -	\$ -	
	Vehicle Replacement	147507	6	\$ 122,500.00	\$ 122,500.00	\$ -	\$ -	
	Security Equipment	147510	1 system	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	

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

Part II: Supporting Pages

Development Number / Name	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	
73-01	<u>TOTAL SEMINOLE HILLS</u>			\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	
	Parking & Paving	145002	480 ft2	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage/Site Improvements	145003	2400 ft2	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
73-03	<u>TOTAL COMANCHE PARK</u>			\$ 45,800.00	\$ 23,800.00	\$ 20.00	\$ 20.00	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 23,800.00	\$ 23,800.00	\$ 20.00	\$ 20.00	
	Parking & Paving	145002	480 ft2	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage/Site Improvements	145003	2400 ft2	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Sewer Line Replacement	145005	150 ft	\$ 14,000.00	\$ 14,000.00	\$ -	\$ -	
	Gas Systems Upgrade	145007	4 units	\$ 5,000.00	\$ 5,000.00	\$ 20.00	\$ 20.00	
	<u>DWELLING STRUCTURES</u>	1460		\$ 22,000.00	\$ -	\$ -	\$ -	
	Gutter Installation	146014	10 bldgs	\$ 22,000.00	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
73-04	<u>PIONEER PLAZA TOTAL</u>			\$ 129,800.00	\$ 112,400.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 19,800.00	\$ 2,400.00	\$ -	\$ -	
	Site Drainage	145003	2400 ft2	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Dumpster Enclosure	145008	1	\$ 15,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	2400 ft2	\$ 2,400.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Replace Kitchen Cabinets	146013	15	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465		\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	
	Elevator Upgrade	146506	3	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	Lobby Air Handler	146509	2	\$ 45,000.00	\$ 45,000.00	\$ -	\$ -	
	Fire System Upgrade	146512	1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	

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

Part II: Supporting Pages

Development Number / Name	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	
73-05	TOTAL APACHE MANOR			\$ 45,400.00	\$ 17,200.00	\$ 20.00	\$ 20.00	
	SITE IMPROVEMENTS	1450		\$ 24,800.00	\$ 12,200.00	\$ 20.00	\$ 20.00	
	Paving / Parking	145002	480 ft2	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	2400 ft2	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Gas Systems Upgrade	145007	4 units	\$ 5,000.00	\$ 5,000.00	\$ 20.00	\$ 20.00	
	Playground Equipment	145009	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	2630 ft2	\$ 5,000.00	\$ 2,400.00	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 15,600.00	\$ -	\$ -	\$ -	
	Gutter Installation	146014	6 bldgs	\$ 15,600.00	\$ -	\$ -	\$ -	
	NONDWELLING EQUIPMENT	1475		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Security Equipment	147511	1 system	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
73-06	TOTAL MOHAWK MANOR			\$ 150,300.00	\$ 140,300.00	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 29,800.00	\$ 19,800.00	\$ -	\$ -	
	Paving / Parking	145002	480 ft2	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	2400 ft2	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Playground Equipment	145009	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	3	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 115,500.00	\$ 115,500.00	\$ -	\$ -	
	Brick Replacement & Tuck Pointing	146006	1 bldg.	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	
	Bathroom Renovations	146008	25 units	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Kitchen Renovations	146013	25 units	\$ 62,500.00	\$ 62,500.00	\$ -	\$ -	
	NON DWELLING EQUIPMENT	1475		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Security & Fire Protection Equipment	147511	1 system	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
73-07	TOTAL HEWGLEY TERRACE			\$ 84,800.00	\$ 84,800.00	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	
	Parking & Paving	145002	480 ft2	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage/Site Improvements	145003	2400 ft2	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 65,000.00	\$ 65,000.00	\$ -	\$ -	
	Shower Repair/Replacement	146011	20 units	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	
	Kitchen Cabinets	146013	25 units	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	DWELLING EQUIPMENT	1465		\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	
	Elevator Equipment	146506	2 elevator	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Security & Fire Protection equipment	146510	1 system	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	

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

Part II: Supporting Pages

Development Number / Name	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	
73-08	<u>TOTAL RIVERVIEW PARK</u>			\$ 219,100.00	\$ 194,600.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 24,400.00	\$ 24,400.00	\$ -	\$ -	
	Paving / Parking	145002	400 ft ²	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	2400 ft ²	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Sewer Line Replacment	145005	200 ft ²	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 189,700.00	\$ 165,200.00	\$ -	\$ -	
	Bathroom Renovations	146008	33 units	\$ 65,000.00	\$ 65,000.00	\$ -	\$ -	
	Kitchen Renovations	146013	33 units	\$ 85,000.00	\$ 85,000.00	\$ -	\$ -	
	Gutter Installation	146014	12 bldgs	\$ 24,500.00	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017	1	\$ 15,200.00	\$ 15,200.00	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Security & Fire Protection	147511	1 sytem	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
73-10	<u>SANDY PARK TOTAL</u>			\$ 503,500.00	\$ 372,300.00	\$ 20.00	\$ 20.00	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 9,800.00	\$ 9,800.00	\$ 20.00	\$ 20.00	
	Paving / Parking	145002	480 ft ²	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	2400 ft ²	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Gas Systems Upgrade	145007	4 units	\$ 5,000.00	\$ 5,000.00	\$ 20.00	\$ 20.00	
	<u>DWELLING STRUCTURES</u>	1460		\$ 488,700.00	\$ 357,500.00	\$ -	\$ -	
	Siding & Trim	146002	69,000 ft ²	\$ 345,000.00	\$ 245,000.00	\$ -	\$ -	
	Bathroom Renovations	146008	15 units	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Kitchen Renovations	146013	15 units	\$ 62,500.00	\$ 62,500.00	\$ -	\$ -	
	Gutter Installation	146014	15 bldgs	\$ 31,200.00	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Security & Fire Protection	147511	1 system	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
73-11	<u>OSAGE HILLS TOTAL</u>			\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	

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

Part II: Supporting Pages

Development Number / Name	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	
73-12	<u>PARKVIEW TERRACE TOTAL</u>			\$ 553,800.00	\$ 553,800.00	\$ 20.00	\$ 20.00	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 9,800.00	\$ 9,800.00	\$ 20.00	\$ 20.00	
	Paving / Parking	145002	480 ft ²	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	2400 ft ²	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Gas Systems Upgrade	145007	4 units	\$ 5,000.00	\$ 5,000.00	\$ 20.00	\$ 20.00	
	<u>DWELLING STRUCTURES</u>	1460		\$ 544,000.00	\$ 544,000.00	\$ -	\$ -	
	Floor Tiles	146005	16 units	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Entry Doors	146006	30	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	
	Bathroom Renovations	146008	33 units	\$ 65,000.00	\$ 65,000.00	\$ -	\$ -	
	Heaters	146010	124 units	\$ 247,500.00	\$ 247,500.00	\$ -	\$ -	
	Hot water tanks	146011	113 units	\$ 56,500.00	\$ 56,500.00	\$ -	\$ -	
	Kitchen Renovations	146013	33 units	\$ 85,000.00	\$ 85,000.00	\$ -	\$ -	
73-13	<u>LAFORTUNE TOWER TOTAL</u>			\$ 220,000.00	\$ 120,000.00	\$ 20.00	\$ 20.00	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 5,000.00	\$ 5,000.00	\$ 20.00	\$ 20.00	
	Gas Systems Upgrade	145007	4 units	\$ 5,000.00	\$ 5,000.00	\$ 20.00	\$ 20.00	
	<u>DWELLING STRUCTURES</u>	1460		\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Kitchen Cabinets	146013	11 units	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465		\$ 155,000.00	\$ 55,000.00	\$ -	\$ -	
	Elevator Upgrade	146506	1 elevator	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Domestic Water Piping	146511	20%	\$ 150,000.00	\$ 50,000.00	\$ -	\$ -	
	<u>NONDWELLING EQUIPMENT</u>	1475		\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	Security & Fire Protection Equipment	147511	1 system	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
73-17	<u>SOUTH HAVEN MANOR TOTAL</u>			\$ 239,800.00	\$ 202,236.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 14,800.00	\$ 4,800.00	\$ -	\$ -	
	Paving / Parking	145002	480 ft ²	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	2400 ft ²	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Landscaping	145011	5,260 ft ²	\$ 10,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 220,000.00	\$ 192,436.00	\$ -	\$ -	
	Roofing	146004	20 bldgs	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	
	Bathroom renovations	146008	26 units	\$ 65,000.00	\$ 65,000.00	\$ -	\$ -	
	Kitchen Renovations	146013	27 units	\$ 85,000.00	\$ 85,000.00	\$ -	\$ -	
	Gutter Installation	146014	16 bldgs	\$ 30,000.00	\$ 2,436.00	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Security Equipment	147511	1 system	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	

Annual Statement/Performance Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

Development Number / Name	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	
73-18	<u>EAST CENTRAL VILLAGE TOTAL</u>			\$ 203,500.00	\$ 203,500.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	
	Paving / Parking	145002	480 ft ²	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	2400 ft ²	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 193,700.00	\$ 193,700.00	\$ -	\$ -	
	Flooring	146005	17 units	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Bathroom Remodel	146008	20 units	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Kitchen Renovation	146013	20 units	\$ 62,500.00	\$ 62,500.00	\$ -	\$ -	
	Gutter Installation	146014	17 bldgs	\$ 31,200.00	\$ 31,200.00	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Security & Fire Protection	147511	1 system	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
73-19	<u>SCATTERED SITE TOTAL</u>			\$ 177,600.00	\$ 177,600.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	
	Paving / Parking	145002		\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	5000 ft ²	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	Fencing	145004		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 152,600.00	\$ 152,600.00	\$ -	\$ -	
	Windows / Screens	146001	20 units	\$ 27,600.00	\$ 27,600.00	\$ -	\$ -	
	Siding & Trim	146002	20 units	\$ 65,000.00	\$ 65,000.00	\$ -	\$ -	
	Entry Doors	146006	10 units	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
	Termite Treatment	146007	13 units	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	HVAC Installation	146010	5 units	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
	Electrical Upgrade	146017	6 units	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	<u>CONTINGENCY</u>			\$ 80,049.00	\$ 80,049.00			
	Work Items			\$ 3,989,763.00	\$ 3,989,763.00	\$ 1,314,773.00	\$ 3,490.09	
	TOTAL BUDGET			\$ 4,069,812.00	\$ 4,069,812.00	\$ 1,314,773.00	\$ 3,490.09	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: OK56P07350104 Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
73-00	Sep-06			Sep-08			
73-03	Sep-06			Sep-08			
73-04	Sep-06			Sep-08			
73-05	Sep-06			Sep-08			
73-06	Sep-06			Sep-08			
73-07	Sep-06			Sep-08			
73-08	Sep-06			Sep-08			
73-10	Sep-06			Sep-08			
73-11	Sep-06			Sep-08			
73-12	Sep-06			Sep-08			
73-13	Sep-06			Sep-08			
73-17	Sep-06			Sep-08			
73-18	Sep-06			Sep-08			
73-19	Sep-06			Sep-08			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Tulsa Housing Authority				X Original 5-Year Plan	
				Revision No:	
Development Number/Name/HA-Wide	Year 1 FFY 2005	Work Statement for Year 2 FFY: 2006	Work Statement for Year 3 FFY: 2007	Work Statement for Year 4 FFY: 2008	Work Statement for Year 5 FFY: 2009
Operating Expenses	See Annual Statement		\$96,565.65	\$96,565.65	\$96,565.65
Mgmt Improve		\$535,410	\$544,255.50	\$565,093.28	\$565,093.28
Admin		\$389,500	\$402,544.00	\$403,544.00	\$408,700.00
Fees/Consultant		\$145,175	\$148,982	\$148,982	\$152,941
PHA Wide		\$125,500	\$125,500	\$125,500	\$125,500
73-00 Central		\$456,600	\$409,600	\$401,000	\$401,000
73-01 Seminole		\$22,300	\$26,800	\$294,500	\$94,700
73-02 Whitlow			\$4,900	\$99,700	\$99,700
73-03 Comanche		\$202,000	\$231,400	\$505,000	\$554,000
73-04 Pioneer		\$94,800	\$266,500	\$119,000	\$221,000
73-05 Apache		\$69,700	\$129,900	\$77,400	\$152,400
73-06 Mohawk		\$194,400	\$104,800	\$104,800	\$89,800
73-07 Hewgley		\$86,500	\$214,800	\$129,300	\$143,300
73-08 Riverview		\$108,100	\$124,600	\$77,400	\$77,400
73-10 Sandy Park		\$337,700	\$276,800	\$84,400	\$94,400
73-12 Parkview		\$400,850	\$234,800	\$219,300	\$231,300
73-13 LaFortune		\$269,000	\$239,300	\$229,500	\$295,500
73-17 South Haven		\$143,900	\$116,050	\$72,000	\$72,000
73-18 East Central		\$292,500	\$189,300	\$115,300	\$112,300
73-19 Scattered Sites		\$287,600	\$203,434.35	\$192,500	\$152,500
Contingency			\$52,952.00	\$123,555.60	\$153,602.07
CFP Funds Listed for 5-year planning		\$4,088,887	\$4,088,887	\$4,088,887	\$4,088,887
Replacement Housing Factor					

U. S. Department of Housing and Urban Development										
Part II : Office of Public and Indian Housing										
Capital Fund Program (CFP)										
YEAR 1	YEAR 2 FFY: 2006			YEAR 3 FFY: 2007			YEAR 4 FFY: 2008		YEAR 5 FFY: 2009	
FFY: 2005	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	
SEE ANNUAL STATEMENT	\$0.00	OPERATING EXPENSES	\$0.00	OPERATING EXPENSES	\$0.00	OPERATING EXPENSES	\$96,565.65	OPERATING EXPENSES	\$96,565.65	
	\$522,200.00	MANAGEMENT IMPROVEMENTS	\$535,410.00	MANAGEMENT IMPROVEMENTS	\$544,255.50	MANAGEMENT IMPROVEMENTS	\$565,093.28	MANAGEMENT IMPROVEMENTS	\$565,093.28	
	\$174,200.00	Salaries	\$182,910.00	Salaries	\$192,055.50	Salaries	\$201,658.28	Salaries	\$126,658.28	
	\$100,500.00	Security	\$100,500.00	Security	\$100,500.00	Security	\$100,500.00	Security	\$100,500.00	
	\$12,000.00	Staff Training	\$12,000.00	Staff Training	\$15,000.00	Staff Training	\$15,000.00	Staff Training	\$15,000.00	
	\$26,000.00	Computer Software	\$26,000.00	Computer Software	\$12,000.00	Computer Software	\$12,000.00	Computer Software	\$12,000.00	
	\$209,500.00	Facility Officers	\$214,000.00	Facility Officers	\$224,700.00	Facility Officers	\$235,935.00	Facility Officers	\$235,935.00	
		Management Improvement Trainer						Management Improvement Trainer	\$75,000.00	
	\$388,500.00	ADMINISTRATION	\$389,500.00	ADMINISTRATION	\$402,544.00	ADMINISTRATION	\$403,544.00	ADMINISTRATION	\$408,700.00	
	\$40,500.00	Non-Technical Salaries	\$40,500.00	Non-Technical Salaries	\$41,720.00	Non-Technical Salaries	\$41,720.00	Non-Technical Salaries	\$42,250.00	
	\$240,500.00	Technical Salaries	\$240,500.00	Technical Salaries	\$247,202.00	Technical Salaries	\$247,202.00	Technical Salaries	\$250,200.00	
	\$92,500.00	Benefits	\$92,500.00	Benefits	\$97,622.00	Benefits	\$97,677.00	Benefits	\$99,250.00	
	\$15,000.00	Sundry Administration Costs	\$16,000.00	Sundry Administration Costs	\$16,000.00	Sundry Administration Costs	\$17,000.00	Sundry Administration Costs	\$17,000.00	
	\$145,175.00	FEES AND COSTS	\$145,175.00	FEES AND COSTS	\$148,982.00	FEES AND COSTS	\$148,982.00	FEES AND COSTS	\$152,941.00	
	\$120,175.00	A/E Fees	\$120,175.00	A/E Fees	\$123,982.00	A/E Fees	\$123,982.00	A/E Fees	\$127,941.00	
	\$25,000.00	Consultant Fees	\$25,000.00	Consultant Fees	\$25,000.00	Consultant Fees	\$25,000.00	Consultant Fees	\$25,000.00	
	\$456,600.00	73-0 CENTRAL OFFICE	\$456,600.00	73-0 CENTRAL OFFICE	\$409,600.00	73-0 CENTRAL OFFICE	\$401,000.00	73-0 CENTRAL OFFICE	\$401,000.00	
SEE ANNUAL STATEMENT	\$20,000.00	SITE IMPROVEMENTS	\$20,000.00	SITE IMPROVEMENTS	\$16,500.00	SITE IMPROVEMENTS	\$16,500.00	SITE IMPROVEMENTS	\$16,500.00	
	\$10,000.00	Dumpster Enclosure	\$10,000.00	Fire Suppression	\$15,000.00	Fire Suppression	\$15,000.00	Fire Suppression	\$15,000.00	
	\$5,000.00	Landscaping	\$5,000.00							
	\$5,000.00	Site Lighting	\$5,000.00	Site Lighting	\$1,500.00	Site Lighting	\$1,500.00	Site Lighting	\$1,500.00	
	\$125,500.00	DWELLING EQUIPMENT	\$125,500.00	DWELLING EQUIPMENT	\$125,500.00	DWELLING EQUIPMENT	\$125,500.00	DWELLING EQUIPMENT	\$125,500.00	
	\$105,000.00	Ranges & Refrigerators	\$105,000.00	Ranges & Refrigerators	\$105,000.00	Ranges & Refrigerators	\$105,000.00	Ranges & Refrigerators	\$105,000.00	
	\$20,500.00	Replacement Window A/C Units	\$20,500.00	Replacement Window A/C Units	\$20,500.00	Replacement Window A/C Units	\$20,500.00	Replacement Window A/C Units	\$20,500.00	
	\$67,000.00	NON DWELLING STRUCTURES	\$67,000.00	NON DWELLING STRUCTURES	\$40,000.00	NON DWELLING STRUCTURES	\$15,000.00	NON DWELLING STRUCTURES	\$15,000.00	
	\$60,000.00	Central Maintenance Facility Renovation	\$60,000.00	Carpet	\$15,000.00	Carpet	\$15,000.00	Carpet	\$15,000.00	
	\$7,000.00	Security	\$7,000.00	Windows	\$25,000.00					
	\$244,100.00	NON DWELLING EQUIP.	\$244,100.00	NON DWELLING EQUIP.	\$227,600.00	NON DWELLING EQUIP.	\$244,000.00	NON DWELLING EQUIP.	\$244,000.00	
	\$45,000.00	Computer Hardware	\$45,000.00	Computer Hardware	\$45,000.00	Computer Hardware	\$45,000.00	Computer Hardware	\$45,000.00	
	\$5,000.00	Security Equipment	\$5,000.00	Security Equipment	\$5,000.00	Security Equipment	\$15,000.00	Security Equipment	\$15,000.00	
	\$144,000.00	Vehicle Replacement	\$144,000.00	Vehicle Replacement	\$122,500.00	Vehicle Replacement	\$144,000.00	Vehicle Replacement	\$144,000.00	
	\$32,500.00	Copiers	\$32,500.00	Copiers	\$37,500.00	Copiers	\$25,000.00	Copiers	\$25,000.00	
	\$12,600.00	Printers	\$12,600.00	Printers	\$12,600.00	Printers	\$10,000.00	Printers	\$10,000.00	
	\$1,000.00	TV/VCR	\$1,000.00	TV/VCR	\$1,000.00	TV/VCR	\$1,000.00	TV/VCR	\$1,000.00	
	\$4,000.00	Office Furniture	\$4,000.00	Office Furniture	\$4,000.00	Office Furniture	\$4,000.00	Office Furniture	\$4,000.00	

U. S. Department of Housing and Urban Development
 Part II : Office of Public and Indian Housing
 Capital Fund Program (CFP)

YEAR 1	YEAR 2 FFY: 2006		YEAR 3 FFY: 2007		YEAR 4 FFY: 2008		YEAR 5 FFY: 2009		
FFY: 2005	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
SEE ANNUAL STATEMENT	\$29,800.00	73-01 SEMINOLE HILLS (TOTAL)	\$22,300.00	73-01 SEMINOLE HILLS (TOTAL)	\$26,800.00	73-01 SEMINOLE HILLS (TOTAL)	\$294,500.00	73-01 SEMINOLE HILLS (TOTAL)	\$78,700.00
	\$29,800.00	<u>SITE IMPROVEMENTS</u>	\$22,300.00	<u>SITE IMPROVEMENTS</u>	\$19,800.00	<u>SITE IMPROVEMENTS</u>	\$81,000.00	<u>SITE IMPROVEMENTS</u>	\$28,700.00
	\$2,400.00	Parking & Paving	\$2,400.00	Parking & Paving/ 504	\$2,400.00	Parking & Paving/ 504	\$9,000.00	Parking & Paving/ 504	\$1,200.00
	\$2,400.00	Drainage/Site Improvements	\$2,400.00	Drainage/Site Improvements/504	\$2,400.00	Drainage/Site Improvements/504	\$47,000.00	Drainage/Site Improvements/504	\$20,000.00
	\$10,000.00	Landscaping	\$2,500.00	Sewer Line Replacement	\$15,000.00	Sewer Line Replacement	\$25,000.00	Sewer Line Replacement	\$2,500.00
	\$10,000.00	Sewer Line Replacement	\$10,000.00					Landscape	\$5,000.00
								Fencing	\$5,000.00
	\$5,000.00	Site Lighting	\$5,000.00	<u>DWELLING STRUCTURE</u>	\$7,000.00	<u>DWELLING STRUCTURE</u>	\$202,000.00	<u>DWELLING STRUCTURE</u>	\$50,000.00
				HVAC	\$4,500.00	HVAC	\$4,500.00	Interior Reno/504	\$50,000.00
				Kitchen Reno/504	\$2,500.00	Kitchen Reno/504	\$2,500.00	<u>DWELLING EQUIPMENT</u>	\$16,000.00
					Exterior Painting	\$195,000.00	HVAC	\$16,000.00	
					<u>NONDWELLING STRUCTURE</u>	\$11,500.00	<u>NONDWELLING STRUCTURE</u>	\$0.00	
					Office carpet	\$3,000.00	Office carpet	\$3,000.00	
					Storage Building	\$8,500.00	Storage Building	\$8,500.00	
					73-02 WHITLOW TOWNHOMES (T	\$4,900.00	73-02 WHITLOW TOWNHOMES (T	\$99,700.00	
					<u>SITE IMPROVEMENTS</u>	\$4,900.00	<u>SITE IMPROVEMENTS</u>	\$14,700.00	
					Parking & Paving/504	\$1,200.00	Parking & Paving/504	\$1,200.00	
					Drainage/Site Improvements/504	\$1,200.00	Drainage/Site Improvements/504	\$5,000.00	
					Sewer Line Replacement	\$2,500.00	Sewer Line Replacement	\$2,500.00	
					Site Lighting	\$6,000.00	Fencing	\$6,000.00	
							Landscaping	\$5,000.00	
					<u>Dwelling Structures</u>	\$70,000.00	<u>Dwelling Structures</u>	\$80,000.00	
					Exterior Painting	\$70,000.00	Interior Remodel	\$30,000.00	
							HVAC	\$50,000.00	
	\$204,500.00	73-03 COMANCHE PARK (TOTAL)	\$202,000.00	73-03 COMANCHE PARK (TOTAL)	\$231,400.00	73-03 COMANCHE PARK (TOTAL)	\$505,000.00	73-03 COMANCHE PARK (TOTAL)	\$554,000.00
SEE ANNUAL STATEMENT	\$51,200.00	<u>SITE IMPROVEMENTS</u>	\$48,700.00	<u>SITE IMPROVEMENTS</u>	\$36,400.00	<u>SITE IMPROVEMENTS</u>	\$107,500.00	<u>SITE IMPROVEMENTS</u>	\$154,000.00
	\$2,400.00	Parking & Paving	\$2,400.00	Parking & Paving/504	\$2,400.00	Parking & Paving/504	\$35,000.00	Parking & Paving/504	\$35,000.00
	\$2,400.00	Drainage/Site Improvements	\$2,400.00	Sidewalks	\$2,000.00	Drainage/Site Improvements	\$30,000.00	Drainage/Site Improvements	\$50,000.00
	\$14,000.00	Sewer Line Replacement	\$14,000.00	Sewer Line Replacement	\$25,000.00	Sidewalks	\$2,500.00	Landscaping	\$2,500.00
	\$5,000.00	Landscaping	\$2,500.00	Gas System Upgrade	\$7,000.00	Sewer Line Replacement	\$15,000.00	Sewer Line Replacement	\$15,000.00
	\$5,000.00	Dumpster Enclosures	\$12,400.00			Gas System Upgrade	\$5,000.00	Gas System Upgrade	\$5,000.00
	\$12,400.00	Site Lighting	\$5,000.00			Mailbox Enclosure	\$12,000.00	Mailbox Enclosure	\$12,000.00
	\$5,000.00	Playground Equipment	\$5,000.00			Fencing	\$8,000.00	Fencing	\$12,500.00
	\$5,000.00	Gas System Upgrade	\$5,000.00					Site Lighting	\$5,000.00
								Dumpster Enclosures	\$12,000.00
							Playground Equipment	\$5,000.00	
							<u>DWELLING STRUCTURES</u>	\$327,500.00	
	\$153,300.00	<u>DWELLING STRUCTURES</u>	\$8,300.00	<u>DWELLING STRUCTURES</u>	\$145,000.00	<u>DWELLING STRUCTURES</u>	\$388,000.00	<u>DWELLING STRUCTURES</u>	\$5,000.00
	\$8,300.00	Upgrade Main Building Electrical	\$2,500.00	Domestic Water Lines	\$10,000.00	Domestic Water Lines	\$5,000.00	Domestic Water Lines	\$5,000.00
	\$2,500.00	Plumbing Replacement	\$5,000.00	Electrical Upgrade	\$10,000.00	Electrical Upgrade	\$10,000.00	Electrical Upgrade	\$5,000.00
	\$5,000.00	Security Equipment	\$25,000.00	Exterior Painting	\$50,000.00	Exterior Painting	\$165,000.00		
	\$25,000.00	HVAC Installation	\$50,000.00	Bathroom Renovations/504	\$25,000.00	Kitchen Renovations/504	\$25,000.00	Shower Valve	\$4,500.00
	\$50,000.00	Bathroom Renovations	\$62,500.00	HVAC	\$25,000.00	HVAC/Heating	\$100,000.00	Tub Surrounding	\$80,000.00
	\$62,500.00	Kitchen Renovations		Kitchen Renovation/504	\$25,000.00	Siding and Trim	\$18,000.00	Siding and Trim	\$18,000.00
						Soffits	\$5,000.00	Soffits	\$5,000.00
						Roofing Flats	\$35,000.00	Roofing Flats	\$35,000.00
						Hot Water Tanks	\$25,000.00	Hot Water Tanks	\$25,000.00
								HVAC	\$100,000.00
								Bathroom Renovations	\$50,000.00
								<u>NONDWELLING EQUIPMENT</u>	
								Gym Heater	
								<u>NONDWELLING STRUCTURES</u>	\$72,500.00
					\$50,000.00	<u>NONDWELLING STRUCTURES</u>	\$9,500.00	<u>NONDWELLING STRUCTURES</u>	\$5,000.00
					Security Equipment	Security Equipment	\$5,000.00	Security Equipment	\$5,000.00
					Office Roofing	GYM Doors	\$4,500.00	Gym Roof	\$17,500.00
					Office Reno			Gymn Floor	\$50,000.00

U. S. Department of Housing and Urban Development									
Part II : Office of Public and Indian Housing									
Capital Fund Program (CFP)									
YEAR 1		YEAR 2 FFY: 2006		YEAR 3 FFY: 2007		YEAR 4 FFY: 2008		YEAR 5 FFY: 2009	
FFY: 2005	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
SEE ANNUAL STATEMENT	\$94,800.00	73-04 PIONEER PLAZA (TOTAL)	\$94,800.00	73-04 PIONEER PLAZA (TOTAL)	\$266,500.00	73-04 PIONEER PLAZA (TOTAL)	\$111,500.00	73-04 PIONEER PLAZA (TOTAL)	\$221,000.00
	\$4,800.00	SITE IMPROVEMENTS	\$4,800.00	SITE IMPROVEMENTS	\$17,000.00	SITE IMPROVEMENTS	\$7,000.00	SITE IMPROVEMENTS	\$18,000.00
	\$2,400.00			Park Benches	\$7,500.00	Parking/Paving/504	\$2,500.00	Parking/Paving/504	\$2,500.00
	\$2,400.00	Site Drainage	\$2,400.00	Site Drainage	\$4,500.00	Site Drainage	\$4,500.00	Site Drainage	\$4,500.00
		Landscaping	\$2,400.00	Landscaping & Fencing	\$5,000.00				\$5,000.00
	\$15,000.00	DWELLING EQUIPMENT	\$15,000.00	DWELLING EQUIPMENT	\$162,000.00	DWELLING EQUIPMENT	\$54,500.00	DWELLING EQUIPMENT	\$154,500.00
	\$5,000.00	Fire System Upgrade	\$5,000.00	Fire System Upgrade	\$1,000.00	Fire System Upgrade	\$1,000.00	Fire System Upgrade	\$1,000.00
	\$5,000.00	Elevator Upgrade	\$5,000.00	Heat Pumps	\$15,000.00	Heat Pumps	\$15,000.00	Heat Pumps	\$15,000.00
	\$5,000.00	HVAC Replacement	\$5,000.00	Sewer Lines	\$5,000.00	Sewer Lines	\$5,000.00	Sewer Lines	\$5,000.00
				Elevator Upgrade	\$10,000.00	Elevator Upgrade	\$5,000.00	Elevator Upgrade	\$5,000.00
				Master Locks	\$7,500.00	Boiler	\$12,500.00	Boiler	\$12,500.00
	\$5,000.00	DWELLING STRUCTURES	\$70,000.00	DWELLING STRUCTURES	\$95,000.00	DWELLING STRUCTURES	\$1,500.00	DWELLING STRUCTURES	\$1,500.00
	\$5,000.00	Door Replacement	\$5,000.00	Boiler	\$12,500.00	Chiller	\$14,500.00	Chiller	\$14,500.00
		Window Replacement	\$5,000.00	Generator	\$1,500.00			Fire Suppression	\$5,000.00
		Plumbing Replacement	\$5,000.00	Chiller	\$14,500.00			Loop System	\$95,000.00
		Floor Tile Replacement	\$5,000.00						
	\$70,000.00	Kitchen Cabinets	\$50,000.00	DWELLING STRUCTURES	\$75,000.00	DWELLING STRUCTURES	\$50,000.00	DWELLING STRUCTURES	\$30,000.00
	\$5,000.00			Entry Doors	\$15,000.00	Entry Doors	\$15,000.00	Entry Doors	\$15,000.00
	\$5,000.00	NON-DWELLING EQUIPMENT	\$5,000.00	Kitchen Cabinets	\$25,000.00	Tub Surrounds	\$10,000.00	Tub Surrounds	\$10,000.00
	\$5,000.00	Security Equipment	\$5,000.00	Tub Surrounds	\$10,000.00	Security Cameras	\$25,000.00	Windows	\$5,000.00
\$5,000.00			Security Cameras	\$25,000.00	Roofing Aluminum coating	\$7,500.00			
\$50,000.00			NONDWELLING EQUIPMENT	\$12,500.00			NONDWELLING EQUIPMENT	\$18,500.00	
			Facility Equipment Inventory	\$12,500.00			FEI/FA	\$18,500.00	
SEE ANNUAL STATEMENT	\$72,200.00	73-05 APACHE MANOR (TOTAL)	\$69,700.00	73-05 APACHE MANOR (TOTAL)	\$129,900.00	73-05 APACHE MANOR (TOTAL)	\$77,400.00	73-05 APACHE MANOR (TOTAL)	\$152,400.00
	\$47,200.00	SITE IMPROVEMENTS	\$44,700.00	SITE IMPROVEMENTS	\$94,900.00	SITE IMPROVEMENTS	\$57,400.00	SITE IMPROVEMENTS	\$62,400.00
	\$2,400.00	Parking/Paving	\$2,400.00	Parking/Paving/504	\$2,400.00	Parking/Paving/504	\$2,400.00	Parking/Paving/504	\$2,400.00
	\$2,400.00	Drainage/Site Improvements	\$2,400.00	Drainage/Site Improvements	\$5,000.00	Drainage/Site Improvements	\$25,000.00	Drainage/Site Improvements	\$25,000.00
	\$10,000.00	Sewer Line Replacement	\$10,000.00	Mailbox Enclosure	\$12,500.00	Sidewalks	\$10,000.00	Fence	\$10,000.00
	\$12,400.00	Dumpster Enclosures	\$12,400.00	Sidewalks	\$10,000.00	Sewer Lines	\$15,000.00	Sewer Lines	\$15,000.00
	\$5,000.00	Playground Equipment	\$5,000.00	Security Cameras	\$45,000.00	Gas System Upgrade	\$5,000.00	Gas System Upgrade	\$5,000.00
	\$5,000.00	Site Lighting	\$5,000.00	Sewer Lines	\$15,000.00			Landscaping	\$5,000.00
	\$5,000.00	Gas System Upgrade	\$5,000.00	Gas System Upgrade	\$5,000.00				
	\$5,000.00	Landscaping	\$2,500.00						
	\$25,000.00	DWELLING STRUCTURES	\$25,000.00	DWELLING STRUCTURES	\$35,000.00	DWELLING STRUCTURES	\$20,000.00	DWELLING STRUCTURES	\$90,000.00
	\$2,500.00	Siding & Trim	\$2,500.00	VCT	\$10,000.00	VCT	\$10,000.00	VCT	\$10,000.00
	\$2,500.00	Roofing	\$2,500.00	Siding	\$15,000.00	Electric Upgrade	\$10,000.00	Electric Upgrade	\$10,000.00
	\$5,000.00	Gutter Installation	\$7,500.00	Electric Upgrade	\$10,000.00			HVAC	\$70,000.00
	\$5,000.00	Upgrade Main Building Electrical	\$5,000.00						
	\$7,500.00	Security Equipment	\$5,000.00						
	\$2,500.00	Windows	\$2,500.00						

U. S. Department of Housing and Urban Development									
Part II : Office of Public and Indian Housing									
Capital Fund Program (CFP)									
YEAR 1	YEAR 2 FFY: 2006		YEAR 3 FFY: 2007		YEAR 4 FFY: 2008		YEAR 5 FFY: 2009		
FFY: 2005	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
SEE ANNUAL STATEMENT	\$196,900.00	73-06 MOHAWK MANOR (TOTAL)	\$194,400.00	73-06 MOHAWK MANOR (TOTAL)	\$104,800.00	73-06 MOHAWK MANOR (TOTAL)	\$79,800.00	73-06 MOHAWK MANOR (TOTAL)	\$89,800.00
	\$47,200.00	<u>SITE IMPROVEMENTS</u>	\$44,700.00	<u>SITE IMPROVEMENTS</u>	\$4,800.00	<u>SITE IMPROVEMENTS</u>	\$4,800.00	<u>SITE IMPROVEMENTS</u>	\$4,800.00
	\$2,400.00	Paving/Parking	\$2,400.00	Parking/Paving/504	\$2,400.00	Parking/Paving/504	\$2,400.00	Parking/Paving/504	\$2,400.00
	\$2,400.00	Drainage/Site Improvements	\$2,400.00	Drainage/Site Improvements	\$2,400.00	Drainage/Site Improvements	\$2,400.00	Drainage/Site Improvements	\$2,400.00
	\$5,000.00	Landscaping	\$2,500.00						
	\$12,400.00	Site Lighting	\$15,000.00						
	\$15,000.00	Dumpster Enclosures	\$12,400.00						
	\$5,000.00	Playground Equipment	\$5,000.00						
	\$5,000.00	Fencing	\$5,000.00						
	\$144,700.00	<u>DWELLING STRUCTURES</u>	\$144,700.00	<u>DWELLING STRUCTURES</u>	\$75,000.00	<u>DWELLING STRUCTURES</u>	\$75,000.00	<u>DWELLING STRUCTURES</u>	\$85,000.00
	\$2,400.00	Siding & Trim	\$2,400.00	Heater replacement	\$50,000.00	Bathroom Tub surrounds	\$50,000.00	Bathroom Tub surrounds	\$50,000.00
	\$2,400.00	Painting	\$2,400.00	Sewer Lines	\$15,000.00	Sewer Lines	\$15,000.00	Sewer Lines	\$15,000.00
	\$2,400.00	Screen Doors	\$2,400.00	Electric Upgrade	\$10,000.00	Electric Upgrade	\$10,000.00	Electric Upgrade	\$10,000.00
	\$62,500.00	Kitchen Renovations	\$62,500.00					VCT Flooring	\$10,000.00
	\$50,000.00	Bathroom Renovations	\$50,000.00						
\$20,000.00	HVAC Installation	\$20,000.00							
\$5,000.00	Upgrade Main Building Electrical	\$5,000.00							
\$5,000.00	<u>NONDWELLING STRUCTURES</u>	\$5,000.00	<u>NONDWELLING EQUIPMENT</u>	\$25,000.00					
\$5,000.00	Security Equipment	\$5,000.00	Security Cameras	\$25,000.00					
SEE ANNUAL STATEMENT	\$89,000.00	73-07 HEWGLEY TERRACE (TOTAL)	\$86,500.00	73-07 HEWGLEY TERRACE (TOTAL)	\$214,800.00	73-07 HEWGLEY TERRACE (TOTAL)	\$129,300.00	73-07 HEWGLEY TERRACE (TOTAL)	\$143,300.00
	\$24,000.00	<u>SITE IMPROVEMENTS</u>	\$21,500.00	<u>SITE IMPROVEMENTS</u>	\$22,800.00	<u>SITE IMPROVEMENTS</u>	\$4,800.00	<u>SITE IMPROVEMENTS</u>	\$4,800.00
	\$2,000.00	Drainage/Site Improvements	\$2,000.00	Parking/Paving	\$4,800.00	Parking/Paving	\$4,800.00	Parking/Paving	\$4,800.00
	\$10,000.00	Dumpster Enclosures	\$10,000.00	Sidewalks w/ Handrails	\$18,000.00				
	\$2,000.00	Landscaping	\$2,500.00					<u>DWELLING EQUIPMENT</u>	\$15,000.00
	\$5,000.00	Parking & Paving	\$2,000.00					Fan Coil	\$15,000.00
	\$5,000.00	Site Lighting	\$5,000.00						
	\$50,000.00	<u>DWELLING STRUCTURES</u>	\$50,000.00	<u>DWELLING STRUCTURES</u>	\$100,000.00	<u>DWELLING STRUCTURES</u>	\$75,000.00	<u>DWELLING STRUCTURES</u>	\$68,000.00
	\$5,000.00	Window Replacement	\$5,000.00	Entry Doors	\$15,500.00	Entry Doors	\$15,500.00	Entry Doors	\$15,500.00
	\$15,000.00	Shower Repair/Replacement	\$15,000.00	Shower Repair/Replacement	\$12,000.00	Shower Repair/Replacement	\$12,000.00	Windows	\$5,000.00
	\$25,000.00	Replace Kitchen Cabinets	\$25,000.00	Replace Kitchen Cabinets	\$25,000.00	Sewer Line	\$2,500.00	Sewer Line	\$2,500.00
	\$5,000.00	Door Replacement	\$5,000.00	Sewer Line	\$2,500.00	Isolation Valves	\$45,000.00	Isolation Valves	\$45,000.00
				Isolation Valves	\$45,000.00				
	\$15,000.00	<u>NONDWELLING EQUIPMENT</u>	\$15,000.00	<u>NONDWELLING EQUIPMENT</u>	\$44,500.00	<u>NONDWELLING EQUIPMENT</u>	\$42,000.00	<u>NONDWELLING EQUIPMENT</u>	\$55,500.00
	\$5,000.00	Elevator Upgrade	\$5,000.00	Elevator Upgrade	\$5,000.00	Elevator Upgrade	\$5,000.00	Fire Suppression	\$5,000.00
\$5,000.00	Fire System Upgrade	\$5,000.00	Boiler	\$18,000.00	Boiler	\$18,000.00	Boiler	\$18,000.00	
\$5,000.00	Security Equipment	\$5,000.00	Air Handlers	\$14,000.00	Air Handlers	\$14,000.00	Air Handlers	\$14,000.00	
			Facility Equipment Inventory	\$7,500.00	Facility Equipment Inventory	\$5,000.00	Facility Equipment Inventory/FA	\$18,500.00	
			<u>NONDWELLING STRUCTURES</u>	\$47,500.00	<u>NONDWELLING STRUCTURES</u>	\$7,500.00			
			Security Cameras	\$2,500.00	Roofing Aluminum Coating	\$7,500.00			
			Lobby Renovation	\$45,000.00					

U. S. Department of Housing and Urban Development									
Part II : Office of Public and Indian Housing									
Capital Fund Program (CFP)									
YEAR 1		YEAR 2 FFY: 2006		YEAR 3 FFY: 2007		YEAR 4 FFY: 2008		YEAR 5 FFY: 2009	
FFY: 2005	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
SEE ANNUAL STATEMENT	\$110,600.00	73-08 RIVERVIEW PARK (TOTAL)	\$108,100.00	73-08 RIVERVIEW PARK (TOTAL)	\$124,600.00	73-08 RIVERVIEW PARK (TOTAL)	\$77,400.00	73-08 RIVERVIEW PARK (TOTAL)	\$77,400.00
	\$41,400.00	SITE IMPROVEMENTS	\$38,900.00	SITE IMPROVEMENTS	\$19,900.00	SITE IMPROVEMENTS	\$19,900.00	SITE IMPROVEMENTS	\$19,900.00
	\$2,000.00	Paving/Parking	\$2,000.00	Paving/Parking/504	\$2,400.00	Paving/Parking/504	\$2,400.00	Paving/Parking/504	\$2,400.00
	\$2,000.00	Drainage/Site Improvements	\$2,000.00	Sewer Line Replacement	\$12,500.00	Sewer Line Replacement	\$12,500.00	Sewer Line Replacement	\$12,500.00
	\$5,000.00	Landscaping	\$2,500.00	Playground Equipment	\$5,000.00	Playground Equipment	\$5,000.00	Playground Equipment	\$5,000.00
	\$12,400.00	Dumpster Enclosures	\$12,400.00						
	\$5,000.00	Site Lighting	\$5,000.00						
	\$10,000.00	Sewer Line Replacement	\$10,000.00						
	\$5,000.00	Playground Equipment	\$5,000.00						
	\$64,200.00	DWELLING STRUCTURES	\$64,200.00	DWELLING STRUCTURES	\$50,000.00	DWELLING STRUCTURES	\$55,000.00	DWELLING STRUCTURES	\$57,500.00
	\$5,000.00	Hot Water Tank Replacement	\$19,000.00	Piers	\$5,000.00	Piers	\$5,000.00	Piers	\$5,000.00
	\$15,200.00	Upgrade Main Building Electrical	\$15,200.00	Upgrade Main Building Electrical	\$15,000.00	Upgrade Main Building Electrical	\$15,000.00	Upgrade Main Building Electrical	\$15,000.00
	\$25,000.00	HVAC Installation	\$25,000.00	Termite Treatment/Structural Repairs	\$10,000.00	Termite Treatment/Structural Repairs	\$10,000.00	Termite Treatment/Structural Repairs	\$10,000.00
	\$19,000.00	Plumbing Replacement	\$5,000.00	Bathroom Renovations	\$10,000.00	Bathroom Tub surrounds	\$25,000.00	Bathroom Tub surrounds	\$25,000.00
				Kitchen Renovations	\$10,000.00			VCT Flooring	\$2,500.00
	\$5,000.00	NONDWELLING STRUCTURES	\$5,000.00	NONDWELLING STRUCTURES	\$54,700.00	NONDWELLING STRUCTURES	\$2,500.00		
	\$5,000.00	Security Equipment	\$5,000.00	Office & Community Center Reno	\$50,000.00	HVAC Enclosures	\$2,500.00		
			HVAC Enclosures	\$2,500.00					
			Entry Doors/504	\$2,200.00					
SEE ANNUAL STATEMENT	\$340,200.00	73-10 SANDY PARK (TOTAL)	\$337,700.00	73-10 SANDY PARK (TOTAL)	\$276,800.00	73-10 SANDY PARK (TOTAL)	\$84,400.00	73-10 SANDY PARK (TOTAL)	\$94,400.00
	\$40,000.00	SITE IMPROVEMENTS	\$37,500.00	SITE IMPROVEMENTS	\$31,900.00	SITE IMPROVEMENTS	\$19,400.00	SITE IMPROVEMENTS	\$19,400.00
	\$10,000.00	Fencing	\$10,000.00	Gas System Upgrade	\$5,000.00	Gas System Upgrade	\$5,000.00	Gas System Upgrade	\$5,000.00
	\$5,000.00	Site Lighting	\$5,000.00	Sewer Lines	\$10,000.00	Sewer Lines	\$10,000.00	Sewer Lines	\$10,000.00
	\$2,000.00	Paving/Parking	\$2,000.00	Paving/Parking/504	\$2,000.00	Paving/Parking/504	\$2,000.00	Paving/Parking/504	\$2,000.00
	\$2,000.00	Drainage/Site Improvements	\$2,000.00	Drainage/Site Improvements/504	\$2,400.00	Drainage/Site Improvements/504	\$2,400.00	Drainage/Site Improvements/504	\$2,400.00
	\$5,000.00	Landscaping	\$2,500.00	Fencing	\$12,500.00				
	\$10,000.00	Sewer Line Replacement	\$10,000.00						
	\$1,000.00	Signage	\$1,000.00						
	\$5,000.00	Gas System Upgrade	\$5,000.00						
	\$295,200.00	DWELLING STRUCTURES	\$295,200.00	DWELLING STRUCTURES	\$237,400.00	DWELLING STRUCTURES	\$65,000.00	DWELLING STRUCTURES	\$75,000.00
	\$5,000.00	Plumbing Replacement	\$5,000.00	Termite Treatment/Structural Repairs	\$10,000.00	Termite Treatment/Structural Repairs	\$10,000.00	Termite Treatment/Structural Repairs	\$10,000.00
	\$25,000.00	HVAC Installation	\$25,000.00	Electrical Upgrade	\$25,000.00	Electrical Upgrade	\$25,000.00	Electrical Upgrade	\$25,000.00
	\$10,000.00	Main Building Electrical Upgrade	\$10,000.00	Water Heaters	\$2,400.00	Water Heaters	\$5,000.00	VCT Flooring	
	\$100,000.00	Bathroom Renovations	\$100,000.00	Siding	\$150,000.00	Tub Surrounds	\$25,000.00	Tub Surrounds	\$25,000.00
	\$124,000.00	Kitchen Renovations	\$124,000.00	Painting	\$50,000.00			Porch/Mock-up	\$15,000.00
	\$31,200.00	Gutter Installation	\$31,200.00						
\$5,000.00	NONDWELLING STRUCTURES	\$5,000.00	NONDWELLING STRUCTURES	\$7,500.00					
\$5,000.00	Security Equipment	\$5,000.00	Storage Building	\$7,500.00					

U. S. Department of Housing and Urban Development									
Part II : Office of Public and Indian Housing									
Capital Fund Program (CFP)									
YEAR 1		YEAR 2 FFY: 2006		YEAR 3 FFY: 2007		YEAR 4 FFY: 2008		YEAR 5 FFY: 2009	
FFY: 2005	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
SEE ANNUAL STATEMENT	\$403,350.00	73-12 PARKVIEW TERRACE (TOTAL)	\$400,850.00	73-12 PARKVIEW TERRACE (TOTAL)	\$234,800.00	73-12 PARKVIEW TERRACE (TOTAL)	\$219,300.00	73-12 PARKVIEW TERRACE (TOTAL)	\$231,300.00
	\$266,400.00	SITE IMPROVEMENTS	\$263,900.00	SITE IMPROVEMENTS	\$12,300.00	SITE IMPROVEMENTS	\$11,800.00	SITE IMPROVEMENTS	\$23,800.00
	\$2,000.00	Paving/Parking	\$2,000.00	Site Signage	\$4,800.00	Parking/Paving	\$4,800.00	Parking/Paving	\$4,800.00
	\$220,000.00	Gas System Upgrade	\$220,000.00	Gas System Upgrade	\$2,500.00	Gas System Upgrade	\$2,500.00	Gas System Upgrade	\$2,500.00
	\$5,000.00	Site Lighting	\$5,000.00	Landscaping	\$5,000.00	Landscaping	\$2,500.00	Landscaping	\$2,500.00
	\$10,000.00	Sewer Line Replacement	\$10,000.00			Drainage/Site Improvements	\$2,000.00	Drainage/Site Improvements	\$2,000.00
	\$5,000.00	Landscaping	\$2,500.00					Mailbox Enclosure	\$12,000.00
	\$2,000.00	Drainage/Site Improvements	\$2,000.00						
	\$12,400.00	Dumpster Enclosures	\$12,400.00						
	\$10,000.00	Playground Equipment	\$10,000.00						
	\$136,950.00	DWELLING STRUCTURES	\$136,950.00	DWELLING STRUCTURES	\$212,500.00	DWELLING STRUCTURES	\$197,500.00	DWELLING STRUCTURES	\$207,500.00
	\$25,000.00	HVAC Installation	\$25,000.00	Sub Surrounds	\$15,000.00	Sub Surrounds	\$50,000.00	Sub Surrounds	\$100,000.00
	\$50,000.00	Floor Tiles	\$50,000.00	Flooring	\$25,000.00	Flooring	\$25,000.00	HVAC	\$75,000.00
	\$40,000.00	Entry Doors	\$40,000.00	Fascia & Soffit	\$50,000.00	Exterior Painting	\$100,000.00	Electrical Upgrades	\$32,500.00
	\$5,000.00	Plumbing Replacement	\$5,000.00	Electrical Upgrades	\$22,500.00	Electrical Upgrades	\$22,500.00		
	\$16,950.00	Porch Lighting	\$16,950.00	Exterior Painting	\$100,000.00				
				NONDWELLING STRUCTURES	\$10,000.00	NONDWELLING STRUCTURES	\$10,000.00		
				Security Cameras	\$10,000.00	Security Cameras	\$10,000.00		
	\$264,000.00	73-13 LAFORTUNE TOWER (TOTAL)	\$269,000.00	73-13 LAFORTUNE TOWER (TOTAL)	\$234,300.00	73-13 LAFORTUNE TOWER (TOTAL)	\$224,500.00	73-13 LAFORTUNE TOWER (TOTAL)	\$295,500.00
SEE ANNUAL STATEMENT	\$14,000.00	SITE IMPROVEMENTS	\$14,000.00	SITE IMPROVEMENTS	\$6,800.00	SITE IMPROVEMENTS	\$7,000.00	SITE IMPROVEMENTS	\$7,000.00
	\$2,000.00	Parking & Paving	\$2,000.00	Site Signage	\$4,800.00	Parking & Paving	\$2,500.00	Parking & Paving	\$2,500.00
	\$5,000.00	Gas System Upgrade	\$5,000.00	Gas System Upgrade	\$2,000.00	Gas System Upgrade	\$2,000.00	Gas System Upgrade	\$2,000.00
	\$2,000.00	Site Drainage	\$2,000.00			Site Drainage	\$2,500.00	Site Drainage	\$2,500.00
	\$5,000.00	Site Lighting	\$5,000.00						
	\$70,000.00	DWELLING STRUCTURES	\$70,000.00	DWELLING STRUCTURES	\$45,000.00	DWELLING STRUCTURES	\$25,000.00	DWELLING STRUCTURES	\$85,000.00
	\$10,000.00	Window Replacement	\$10,000.00	Sub Surrounds	\$10,000.00	Sub Surrounds	\$15,000.00	Sub Surrounds	\$15,000.00
	\$50,000.00	Kitchen Cabinets	\$50,000.00	VCT Flooring	\$10,000.00	VCT Flooring	\$10,000.00	VCT Flooring	\$10,000.00
	\$10,000.00	Door Replacement	\$10,000.00	Kitchen Cabinets	\$25,000.00			Patio Doors	\$60,000.00
	\$170,000.00	DWELLING EQUIPMENT	\$175,000.00	DWELLING EQUIPMENT	\$107,500.00	DWELLING EQUIPMENT	\$107,500.00	DWELLING EQUIPMENT	\$133,500.00
	\$5,000.00	Fire System Upgrade	\$5,000.00	Facility Equipment Inventory	\$7,500.00	Facility Equipment Inventory	\$7,500.00	Facility Equipment Inventory	\$18,500.00
	\$150,000.00	Domestic Water Piping	\$150,000.00	Air Handling Equipment	\$25,000.00	Air Handling Equipment	\$25,000.00	Air Handling Equipment	\$25,000.00
	\$20,000.00	HVAC Upgrade	\$20,000.00	Heat Pumps	\$25,000.00	Heat Pumps	\$25,000.00	Heat Pumps	\$25,000.00
				Loop System	\$50,000.00	Loop System	\$50,000.00	Loop System	\$50,000.00
								HVAC System/Flats	\$15,000.00
	\$10,000.00	NONDWELLING EQUIPMENT	\$10,000.00	NONDWELLING STRUCTURE	\$75,000.00	NONDWELLING STRUCTURE	\$85,000.00	NONDWELLING STRUCTURE	\$0.00
	\$5,000.00	Security Equipment	\$5,000.00	Lobby & Community Center Reno	\$75,000.00	Built up Roof	\$85,000.00		
	\$5,000.00	Elevator Upgrade	\$5,000.00	NONDWELLING EQUIPMENT	\$0.00	NONDWELLING EQUIPMENT	\$0.00	NONDWELLING EQUIPMENT	\$70,000.00
				Elevator Upgrade	\$5,000.00	Elevator Upgrade	\$5,000.00	Elevator Upgrade	\$5,000.00
								Fire Suppression	\$65,000.00

U. S. Department of Housing and Urban Development									
Part II : Office of Public and Indian Housing									
Capital Fund Program (CFP)									
YEAR 1	YEAR 2 FFY: 2006		YEAR 3 FFY: 2007		YEAR 4 FFY: 2008		YEAR 5 FFY: 2009		
FFY: 2005	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
SEE ANNUAL STATEMENT	\$146,400.00	73-17 SOUTH HAVEN (TOTAL)	\$143,900.00	73-17 SOUTH HAVEN (TOTAL)	\$116,050.00	73-17 SOUTH HAVEN (TOTAL)	\$72,000.00	73-17 SOUTH HAVEN (TOTAL)	\$72,000.00
	\$41,400.00	<u>SITE IMPROVEMENTS</u>	\$38,900.00	<u>SITE IMPROVEMENTS</u>	\$26,050.00	<u>SITE IMPROVEMENTS</u>	\$7,000.00	<u>SITE IMPROVEMENTS</u>	\$7,000.00
	\$2,000.00	Paving/Parking	\$2,000.00	Paving/Parking/504	\$2,000.00	Paving/Parking/504	\$2,000.00	Paving/Parking/504	\$2,000.00
	\$2,000.00	Drainage/Site Improvements	\$2,000.00	Drainage/Site Improvements/504	\$5,000.00	Drainage/Site Improvements/504	\$5,000.00	Drainage/Site Improvements/504	\$5,000.00
	\$5,000.00	Landscaping	\$2,500.00	Basketball Court	\$4,800.00				
	\$5,000.00	Site Lighting	\$5,000.00	Fencing	\$14,250.00				
	\$10,000.00	Playground Equipment	\$10,000.00						
	\$12,400.00	Dumpster Enclosures	\$12,400.00						
	\$5,000.00	Fencing	\$5,000.00	<u>DWELLING STRUCTURES</u>	\$75,000.00	<u>DWELLING STRUCTURES</u>	\$60,000.00	<u>DWELLING STRUCTURES</u>	\$65,000.00
	\$100,000.00	<u>DWELLING STRUCTURES</u>	\$100,000.00	Roofing	\$10,000.00	Roofing	\$10,000.00	VCT Flooring	\$5,000.00
	\$40,000.00	Roofing	\$40,000.00	Heating	\$10,000.00	Heating	\$5,000.00	Heating	\$15,000.00
	\$30,000.00	Gutter Installation	\$30,000.00	Termite Treatment	\$10,000.00	Termite Treatment	\$10,000.00	Termite Treatment	\$10,000.00
	\$5,000.00	Upgrade Main Building Electrical	\$5,000.00	Bathroom Renovations/504	\$10,000.00	Bathroom Tub surrounds	\$25,000.00	Bathroom Tub surrounds	\$25,000.00
	\$20,000.00	HVAC Installation	\$20,000.00	Kitchen Renovations/504	\$25,000.00	Electrical Upgrades	\$10,000.00	Electrical Upgrades	\$10,000.00
	\$5,000.00	Plumbing Replacement	\$5,000.00	Electrical Upgrades	\$10,000.00				
	\$5,000.00	<u>NONDWELLING EQUIPMENT</u>	\$5,000.00	<u>NONDWELLING EQUIPMENT</u>	\$15,000.00	<u>NONDWELLING EQUIPMENT</u>	\$5,000.00		
	\$5,000.00	Security Equipment	\$5,000.00	Storage Building	\$10,000.00	Security Equipment	\$5,000.00		
			Security Equipment	\$5,000.00					
SEE ANNUAL STATEMENT	\$295,000.00	73-18 EAST CENTRAL (TOTAL)	\$292,500.00	73-18 EAST CENTRAL (TOTAL)	\$189,300.00	73-18 EAST CENTRAL (TOTAL)	\$115,300.00	73-18 EAST CENTRAL (TOTAL)	\$112,300.00
	\$30,800.00	<u>SITE IMPROVEMENTS</u>	\$28,300.00	<u>SITE IMPROVEMENTS</u>	\$32,000.00	<u>SITE IMPROVEMENTS</u>	\$20,500.00	<u>SITE IMPROVEMENTS</u>	\$32,500.00
	\$2,400.00	Parking/Paving	\$2,400.00	Parking/Paving/504	\$17,500.00	Parking/Paving/504	\$5,000.00	Parking/Paving/504	\$5,000.00
	\$6,000.00	Drainage/Site Improvements	\$6,000.00	Drainage/Site Improvements	\$1,250.00	Drainage/Site Improvements	\$2,500.00	Drainage/Site Improvements	\$2,500.00
	\$5,000.00	Site Lighting	\$5,000.00	Site Signage	\$4,800.00	Concrete slab @ enclosure	\$5,500.00	Playground Equipment	\$25,000.00
	\$5,000.00	Landscaping	\$2,500.00	Fencing	\$8,450.00	Fencing	\$7,500.00		
	\$12,400.00	Dumpster Enclosures	\$12,400.00						
	\$259,200.00	<u>DWELLING STRUCTURES</u>	\$259,200.00	<u>DWELLING STRUCTURES</u>	\$135,000.00	<u>DWELLING STRUCTURES</u>	\$85,000.00	<u>DWELLING STRUCTURES</u>	\$75,000.00
	\$10,000.00	Termite Treatment	\$10,000.00	Fascia & Soffit	\$50,000.00	Floor Tiles	\$25,000.00	Floor Tiles	\$25,000.00
	\$93,000.00	Kitchen Renovations	\$93,000.00	Bathroom Remodel	\$50,000.00	Bathroom Tub surrounds	\$50,000.00	Bathroom Tub surrounds	\$50,000.00
	\$31,200.00	Gutter Installation	\$31,200.00	Gutter Installation	\$10,000.00	Gutter Installation	\$10,000.00		
	\$50,000.00	Floor Tiles	\$50,000.00	Floor Tiles	\$25,000.00				
	\$75,000.00	Bathroom Remodel	\$75,000.00						
	\$5,000.00	<u>NONDWELLING EQUIPMENT</u>	\$5,000.00	<u>NONDWELLING EQUIPMENT</u>	\$5,000.00	<u>NONDWELLING EQUIPMENT</u>	\$5,000.00		
	\$5,000.00	Security Equipment	\$5,000.00	Security Cameras	\$5,000.00	Security Cameras	\$5,000.00		
				<u>NONDWELLING STRUCTURE</u>	\$17,300.00	<u>NONDWELLING STRUCTURE</u>	\$4,800.00	<u>NONDWELLING STRUCTURE</u>	\$4,800.00
				UFAS/504	\$4,800.00	UFAS/504	\$4,800.00	UFAS/504	\$4,800.00
			Recreation Center Flooring	\$12,500.00					

U. S. Department of Housing and Urban Development												
Part II : Office of Public and Indian Housing												
Capital Fund Program (CFP)												
YEAR 1	YEAR 2 FFY: 2006			YEAR 3 FFY: 2007			YEAR 4 FFY: 2008			YEAR 5 FFY: 2009		
FFY: 2005	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY		
	\$287,600.00	73-19 SCATTERED SITE (TOTAL)	\$287,600.00	73-19 SCATTERED SITE (TOTAL)	\$203,434.35	73-19 SCATTERED SITE (TOTAL)	\$192,500.00	73-19 SCATTERED SITE (TOTAL)	\$152,500.00			
SEE ANNUAL STATEMENT	\$25,000.00	SITE IMPROVEMENTS	\$25,000.00	SITE IMPROVEMENTS	\$27,434.35	SITE IMPROVEMENTS	\$14,500.00	SITE IMPROVEMENTS	\$39,500.00			
	\$10,000.00	Drainage/Site Improvements	\$10,000.00	Drainage/Site Improvements	\$4,934.35	Drainage/Site Improvements	\$4,500.00	Drainage/Site Improvements	\$4,500.00			
	\$10,000.00	Parking/Paving	\$10,000.00	Piers	\$22,500.00	Piers	\$10,000.00	Piers	\$25,000.00			
	\$5,000.00	Fencing	\$5,000.00					Driveways/Sidewalks	\$10,000.00			
	\$262,600.00	DWELLING STRUCTURES	\$262,600.00	DWELLING STRUCTURES	\$118,000.00	DWELLING STRUCTURES	\$153,000.00	DWELLING STRUCTURES	\$113,000.00			
	\$27,600.00	Windows/Screens	\$27,600.00	Windows/Screens	\$10,000.00	Windows/Screens	\$5,000.00					
	\$65,000.00	Siding & Trim	\$65,000.00	Siding & Trim	\$15,000.00	Siding & Trim	\$15,000.00	Siding & Trim	\$15,000.00			
	\$20,000.00	Roofing	\$20,000.00	Roofing	\$15,000.00	Roofing	\$15,000.00	Roofing	\$15,000.00			
	\$20,000.00	Entry Doors	\$20,000.00	Entry Doors	\$10,000.00	Entry Doors	\$10,000.00					
	\$90,000.00	HVAC Installation	\$90,000.00	HVAC Installation	\$10,000.00	HVAC Installation	\$45,000.00	HVAC Installation	\$45,000.00			
	\$10,000.00	Termite Treatment	\$10,000.00	Painting	\$18,000.00	Painting	\$18,000.00	Painting	\$18,000.00			
	\$30,000.00	Electrical Upgrade	\$30,000.00	Sewer Lines	\$15,000.00	Sewer Lines	\$15,000.00	Sewer Lines	\$15,000.00			
				Electrical Upgrade	\$15,000.00	Electrical Upgrade	\$25,000.00					
				Termite Treatment	\$10,000.00	Termite Treatment	\$5,000.00	Termite Treatment	\$5,000.00			
				NONDWELLING STRUCTURE	\$58,000.00	NONDWELLING STRUCTURE	\$25,000.00					
				Maintenance Building	\$58,000.00	Maintenance Building	\$25,000.00					
	\$42,062.00	CONTINGENCY	\$52,952.00	CONTINGENCY	\$123,555.60	CONTINGENCY	\$153,602.07	CONTINGENCY	\$74,287.07			
	\$2,534,350.00	Work Items	\$2,509,250.00	Work Items	\$2,363,384.30	Work Items	\$2,320,100.00	Work Items	\$2,390,300.00			
	\$4,088,887.00	TOTAL BUDGET	\$4,088,887.00									

Annual Statement/Performance and Evaluation Report

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

PHA Name: TULSA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:	2001
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- Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: ____)
 Performance and Evaluation Report for Period Ending: 12/31/04
 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	\$ 520,850.00	\$ 476,602.42	\$ 476,602.42	\$ 476,602.42
4	1410 Administration	\$ 382,000.00	\$ 394,175.16	\$ 394,175.16	\$ 394,175.16
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 25,000.00	\$ 7,735.50	\$ 7,735.50	\$ 7,735.50
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 621,850.00	\$ 424,763.63	\$ 424,763.63	\$ 424,763.63
10	1460 Dwelling Structures	\$ 2,243,590.00	\$ 2,827,062.04	\$ 2,827,062.04	\$ 2,827,062.04
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 95,000.00	\$ 78,463.47	\$ 78,463.47	\$ 78,463.47
12	1470 Nondwelling Structures	\$ 356,300.00	\$ 378,479.16	\$ 378,479.16	\$ 378,479.16
13	1475 Nondwelling Equipment	\$ 233,600.00	\$ 109,044.62	\$ 109,044.62	\$ 109,044.62
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	\$ 218,136.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 4,696,326.00	\$ 4,696,326.00	\$ 4,696,326.00	\$ 4,696,326.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$ 132,000.00			
24	Amount of line 21 Related to Security – Soft Costs	\$ 936,070.00			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 1,274,580.00			

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

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name	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	
	OPERATING EXPENSES	1406		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
H/A WIDE ACTIVITIES	MANAGEMENT IMPROVEMENTS	1408		\$ 520,850.00	\$ 476,602.42	\$ 476,602.42	\$ 476,602.42	
	Salaries	419103	1 position	\$ 141,750.00	\$ 134,913.78	\$ 134,913.78	\$ 134,913.78	
	Security	419102	1 contract	\$ 126,750.00	\$ 133,586.22	\$ 133,586.22	\$ 133,586.22	
	Staff Training	419105	5 seminars	\$ 9,500.00	\$ 9,924.89	\$ 9,924.89	\$ 9,924.89	
	Computer Software	419106	5 units	\$ 14,000.00	\$ 24,927.53	\$ 24,927.53	\$ 24,927.53	
	Facility Officers	419108	7 positions	\$ 173,250.00	\$ 173,250.00	\$ 173,250.00	\$ 173,250.00	
	Management Improvement Trainer	419109	1 position	\$ 55,600.00	\$ -	\$ -	\$ -	
	ADMINISTRATION	1410		\$ 382,000.00	\$ 394,175.16	\$ 394,175.16	\$ 394,175.16	
	Non-Technical Salaries	141001	1 position	\$ 48,000.00	\$ 30,150.20	\$ 30,150.20	\$ 30,150.20	
	Technical Salaries	141002	7 positions	\$ 252,000.00	\$ 275,231.09	\$ 275,231.09	\$ 275,231.09	
	Benefits	141009	7 positions	\$ 72,000.00	\$ 66,553.68	\$ 66,553.68	\$ 66,553.68	
	Sundry Admin Costs	141019		\$ 10,000.00	\$ 22,240.19	\$ 22,240.19	\$ 22,240.19	
	FEES AND COSTS	1430		\$ 25,000.00	\$ 7,735.50	\$ 7,735.50	\$ 7,735.50	
	A/E Fees	143001	1 contract	\$ 25,000.00	\$ 1,318.50	\$ 1,318.50	\$ 1,318.50	
	Consultant Fees	143002	1 contract	\$ -	\$ 6,417.00	\$ 6,417.00	\$ 6,417.00	
73-00	CENTRAL OFFICE			\$ 408,100.00	\$ 195,350.69	\$ 195,350.69	\$ 195,350.69	
	SITE IMPROVEMENTS	1450		\$ 22,500.00	\$ 403.73	\$ 403.73	\$ 403.73	
	Parking & Paving	145002	4,500 ft ²	\$ 22,500.00	\$ 403.73	\$ 403.73	\$ 403.73	
	DWELLING EQUIPMENT	1465		\$ 95,000.00	\$ 62,946.50	\$ 62,946.50	\$ 62,946.50	
	Ranges & Refrigerators	146503	165	\$ 75,000.00	\$ 57,394.50	\$ 57,394.50	\$ 57,394.50	
	Replacement Window A/C Units	146504	50	\$ 20,000.00	\$ 5,552.00	\$ 5,552.00	\$ 5,552.00	
	NON DWELLING STRUCTURES	1470		\$ 79,500.00	\$ 22,955.84	\$ 22,955.84	\$ 22,955.84	
	Rooftop HVAC	147002	2	\$ 12,500.00	\$ -	\$ -	\$ -	
	Corridor Carpet Replacement	147003	3,500 ft ²	\$ 7,000.00	\$ -	\$ -	\$ -	
	Central Maintenance Facility Renovation	147005	1	\$ 60,000.00	\$ 22,955.84	\$ 22,955.84	\$ 22,955.84	
	NONDWELLING EQUIPMENT	1475		\$ 233,600.00	\$ 109,044.62	\$ 109,044.62	\$ 109,044.62	
	Computer Hardware	147501	15	\$ 27,000.00	\$ 42,725.00	\$ 42,725.00	\$ 42,725.00	
	Copiers	147502	6	\$ 50,000.00	\$ 34,275.00	\$ 34,275.00	\$ 34,275.00	
	Printers	147503	7	\$ 12,600.00	\$ -	\$ -	\$ -	
	Office signage	147506	1	\$ -	\$ 179.67	\$ 179.67	\$ 179.67	
	Vehicle Replacement	147507	6	\$ 144,000.00	\$ 31,864.95	\$ 31,864.95	\$ 31,864.95	

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

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name	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	
73-01	TOTAL SEMINOLE HILLS			\$ 2,400.00	\$ 13,590.51	\$ 13,590.51	\$ 13,590.51	
	SITE IMPROVEMENTS	1450		\$ 2,400.00	\$ 421.51	\$ 421.51	\$ 421.51	
	Parking & Paving	145002	480 ft ²	\$ 2,400.00	\$ 421.51	\$ 421.51	\$ 421.51	
	NON-DWELLING STRUCTURES	1470		\$ -	\$ 13,169.00	\$ 13,169.00	\$ 13,169.00	
	Security & Fire Protection	147012	1 system	\$ -	\$ 13,169.00	\$ 13,169.00	\$ 13,169.00	
73-03	TOTAL COMANCHE PARK			\$ 194,050.00	\$ 90,849.47	\$ 90,849.47	\$ 90,849.47	
	SITE IMPROVEMENTS	1450		\$ 58,400.00	\$ 59,962.07	\$ 59,962.07	\$ 59,962.07	
	Parking & Paving	145002	480 ft ²	\$ 2,400.00	\$ 1,026.52	\$ 1,026.52	\$ 1,026.52	
	Drainage/Site Improvements	145003	20 ft ²	\$ -	\$ 202.50	\$ 202.50	\$ 202.50	
	Sewer Line Replacement	145005	150'	\$ 14,000.00	\$ -	\$ -	\$ -	
	Gas Systems Upgrade	145007	4 units	\$ 5,000.00	\$ 2,752.20	\$ 2,752.20	\$ 2,752.20	
	Playground Equipment	145009	3	\$ 17,000.00	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010	80	\$ 20,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	22,147 ft ²	\$ -	\$ 42,105.00	\$ 42,105.00	\$ 42,105.00	
	Exterior Lighting	145014	2	\$ -	\$ 11,120.29	\$ 11,120.29	\$ 11,120.29	
	Site Signage	145015	3	\$ -	\$ 2,755.56	\$ 2,755.56	\$ 2,755.56	
	DWELLING STRUCTURES	1460		\$ 122,650.00	\$ -	\$ -	\$ -	
	Exterior Painting	146003	30,000 ft ²	\$ 60,000.00	\$ -	\$ -	\$ -	
	Termite Treatment	146007	13units	\$ 10,000.00	\$ -	\$ -	\$ -	
	Exterior porch lighting	146015	135	\$ 20,250.00	\$ -	\$ -	\$ -	
	Sillcocks	146016	150	\$ 11,250.00	\$ -	\$ -	\$ -	
	Balcony Repair	146018	20	\$ 21,150.00	\$ -	\$ -	\$ -	
	NON DWELLING STRUCTURES	1470		\$ 13,000.00	\$ 30,887.40	\$ 30,887.40	\$ 30,887.40	
	Roof Top HVAC Replacment	147002	4	\$ 13,000.00	\$ 20,132.40	\$ 20,132.40	\$ 20,132.40	
	Security & Fire Protection	147012	1	\$ -	\$ 10,755.00	\$ 10,755.00	\$ 10,755.00	
73-04	PIONEER PLAZA TOTAL			\$ 193,000.00	\$ 128,588.26	\$ 128,588.26	\$ 128,588.26	
	SITE IMPROVEMENTS	1450		\$ 26,000.00	\$ 32,755.56	\$ 32,755.56	\$ 32,755.56	
	Fence replacement & piercing	145004	1,500 ft ²	\$ 24,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	
	Signage	145015	2	\$ 2,000.00	\$ 2,755.56	\$ 2,755.56	\$ 2,755.56	
	NON DWELLING STRUCTURES	1470		\$ 92,000.00	\$ 21,682.30	\$ 21,682.30	\$ 21,682.30	
	Emergency Generator	147006	1	\$ -	\$ 7,546.00	\$ 7,546.00	\$ 7,546.00	
	Roof Exhaust Vents	147010	18	\$ 18,000.00	\$ 2,080.00	\$ 2,080.00	\$ 2,080.00	
	Security & Fire Protection	147012	20%	\$ 5,000.00	\$ 1,834.00	\$ 1,834.00	\$ 1,834.00	
	Lobby HVAC System	147013	1	\$ 69,000.00	\$ 10,222.30	\$ 10,222.30	\$ 10,222.30	
	DWELLING STRUCTURES	1460		\$ 75,000.00	\$ 74,150.40	\$ 74,150.40	\$ 74,150.40	
	Roof Replacement	146004	1 bldg	\$ 75,000.00	\$ -	\$ -	\$ -	
	Interior Renovation/coridor	146012	lobby	\$ -	\$ 74,150.40	\$ 74,150.40	\$ 74,150.40	

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

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number/Name	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		
73-05	TOTAL APACHE MANOR			\$ 56,150.00	\$ 303,375.75	\$ 303,375.75	\$ 303,375.75		
	SITE IMPROVEMENTS	1450		\$ 34,900.00	\$ 78,552.94	\$ 78,552.94	\$ 78,552.94		
	Paving / Parking	145002	480 ft ²	\$ 2,400.00	\$ 375.84	\$ 375.84	\$ 375.84		
	Drainage / Site Improvements	145003	3,945 ft ²	\$ 7,500.00	\$ 7,118.22	\$ 7,118.22	\$ 7,118.22		
	Sewer Line Replacement	145005	250 ft ²	\$ -	\$ 24,940.00	\$ 24,940.00	\$ 24,940.00		
	Gas Systems Upgrade	145007	4 units	\$ 5,000.00	\$ 2,752.20	\$ 2,752.20	\$ 2,752.20		
	Water meter can & Valve replacment	145010	40	\$ 10,000.00	\$ -	\$ -	\$ -		
	Landscaping	145011	5,260 ft ²	\$ 10,000.00	\$ 39,126.00	\$ 39,126.00	\$ 39,126.00		
	Exterior Lighting	145014	1	\$ -	\$ 1,485.12	\$ 1,485.12	\$ 1,485.12		
	Signage	145015	5	\$ -	\$ 2,755.56	\$ 2,755.56	\$ 2,755.56		
	NONDWELLING STRUCTURES	1470		\$ -	\$ 7,310.00	\$ 7,310.00	\$ 7,310.00		
	Security & Fire Protection	147012	1	\$ -	\$ 7,310.00	\$ 7,310.00	\$ 7,310.00		
	DWELLING STRUCTURES	1460		\$ 21,250.00	\$ 217,512.81	\$ 217,512.81	\$ 217,512.81		
	Termite Treatment	146007	13 units	\$ 10,000.00	\$ -	\$ -	\$ -		
	Bathroom Renovations	146008	1	\$ -	\$ 194.65	\$ 194.65	\$ 194.65		
	Heater Replacement	146010	1	\$ -	\$ 1,959.82	\$ 1,959.82	\$ 1,959.82		
	Kitchen Renovations	146013	86	\$ -	\$ 215,358.34	\$ 215,358.34	\$ 215,358.34		
	Sillcocks	146016	150	\$ 11,250.00	\$ -	\$ -	\$ -		
73-06	TOTAL MOHAWK MANOR			\$ 166,560.00	\$ 272,973.17	\$ 272,973.17	\$ 272,973.17		
	SITE IMPROVEMENTS	1450		\$ 72,000.00	\$ 40,022.60	\$ 40,022.60	\$ 40,022.60		
	Paving / Parking	145002	12,600 ft ²	\$ 63,000.00	\$ 223.63	\$ 223.63	\$ 223.63		
	Drainage / Site Improvements	145003	13 ft ²	\$ -	\$ 135.00	\$ 135.00	\$ 135.00		
	Wrought Iron & Chain Link Fencing	145004	1,836 ft ²	\$ -	\$ 29,380.00	\$ 29,380.00	\$ 29,380.00		
	Brick replacement & Tuckpointing	145006	1 bldg	\$ 3,000.00	\$ -	\$ -	\$ -		
	Water meter can & Valve replacment	145010	24	\$ 6,000.00	\$ -	\$ -	\$ -		
	Site Lighting	145014	2	\$ -	\$ 7,528.41	\$ 7,528.41	\$ 7,528.41		
	Signage	145015	5	\$ -	\$ 2,755.56	\$ 2,755.56	\$ 2,755.56		
	NON DWELLING STRUCTURES	1470		\$ -	\$ 5,240.00	\$ 5,240.00	\$ 5,240.00		
	Security & Fire Protection	147012	1	\$ -	\$ 5,240.00	\$ 5,240.00	\$ 5,240.00		
	DWELLING STRUCTURES	1460		\$ 94,560.00	\$ 227,710.57	\$ 227,710.57	\$ 227,710.57		
	Screen Doors	146006	38	\$ 10,260.00	\$ 8,378.48	\$ 8,378.48	\$ 8,378.48		
	Termite Treatment	146007	13 units	\$ 10,000.00	\$ -	\$ -	\$ -		
	Heater Replacement	146010	40	\$ 58,300.00	\$ 73,000.00	\$ 73,000.00	\$ 73,000.00		
	Interior Renovations	146012	60	\$ -	\$ 146,332.09	\$ 146,332.09	\$ 146,332.09		
	Porch lighting	146015	106	\$ 16,000.00	\$ -	\$ -	\$ -		
	Sillcocks	146016	150	\$ 11,250.00	\$ -	\$ -	\$ -		

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

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number/Name	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		
73-07	TOTAL HEWGLEY TERRACE			\$ 134,000.00	\$ 116,082.03	\$ 116,082.03	\$ 116,082.03		
	SITE IMPROVEMENTS	1450		\$ 37,000.00	\$ 7,485.56	\$ 7,485.56	\$ 7,485.56		
	Parking & Paving	145002	7,000 ft ²	\$ 35,000.00	\$ -	\$ -	\$ -		
	Drainage/Site Improvements	145003	3,784 ft ²	\$ -	\$ 4,730.00	\$ 4,730.00	\$ 4,730.00		
	Signage	145015	5	\$ 2,000.00	\$ 2,755.56	\$ 2,755.56	\$ 2,755.56		
	DWELLING STRUCTURES	1460		\$ 50,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00		
	Roof Replacement	146004	1	\$ 35,000.00	\$ -	\$ -	\$ -		
	Bath Renovations	146011	20 units	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00		
	NON DWELLING STRUCTURES	1470		\$ 47,000.00	\$ 93,596.47	\$ 93,596.47	\$ 93,596.47		
	Trash Chute Repair	147004	1	\$ 3,000.00	\$ 2,820.00	\$ 2,820.00	\$ 2,820.00		
	Emergency Generator	147006	1	\$ 35,000.00	\$ 6,470.00	\$ 6,470.00	\$ 6,470.00		
	Piping Insulation Replacement	147008	1	\$ 4,000.00	\$ 490.00	\$ 490.00	\$ 490.00		
	Chimney Sweep	147010	1	\$ -	\$ 700.00	\$ 700.00	\$ 700.00		
	Security & Fire Protection	147012	1%	\$ 5,000.00	\$ 2,865.67	\$ 2,865.67	\$ 2,865.67		
	Security Equipment	147015	1 system	\$ -	\$ 80,250.80	\$ 80,250.80	\$ 80,250.80		
73-08	TOTAL RIVERVIEW PARK			\$ 581,650.00	\$ 365,251.02	\$ 365,251.02	\$ 365,251.02		
	SITE IMPROVEMENTS	1450		\$ 141,000.00	\$ 60,312.76	\$ 60,312.76	\$ 60,312.76		
	Paving / Parking	145002	15,400 ft ²	\$ 77,000.00	\$ 375.84	\$ 375.84	\$ 375.84		
	Drainage / Site Improvements	145003	6,374 ft ²	\$ -	\$ 7,968.24	\$ 7,968.24	\$ 7,968.24		
	Sewer Line Replacment	145005	400 ft ²	\$ 40,000.00	\$ 42,781.00	\$ 42,781.00	\$ 42,781.00		
	Playground Equipment	145009	3	\$ 15,000.00	\$ -	\$ -	\$ -		
	Water meter can & Valve replacment	145010	36	\$ 9,000.00	\$ -	\$ -	\$ -		
	Exterior Lighting	145014	2	\$ -	\$ 6,432.13	\$ 6,432.13	\$ 6,432.13		
	Signage	145015	5	\$ -	\$ 2,755.55	\$ 2,755.55	\$ 2,755.55		
	DWELLING STRUCTURES	1460		\$ 440,650.00	\$ 297,434.26	\$ 297,434.26	\$ 297,434.26		
	Windows & Screens	146001	41	\$ 60,885.00	\$ 73,958.40	\$ 73,958.40	\$ 73,958.40		
	Siding & Trim	146002	41	\$ 115,825.00	\$ 37,828.47	\$ 37,828.47	\$ 37,828.47		
	Painting	146003	12,000 ft ²	\$ -	\$ 24,278.61	\$ 24,278.61	\$ 24,278.61		
	Roofing	146004	2	\$ -	\$ 4,545.48	\$ 4,545.48	\$ 4,545.48		
	Entry Doors	146006	41	\$ 50,840.00	\$ 33,743.19	\$ 33,743.19	\$ 33,743.19		
	Termite Treatment	146007	13 units	\$ 10,000.00	\$ -	\$ -	\$ -		
	Bathroom Renovations	146008	33	\$ 65,000.00	\$ -	\$ -	\$ -		
	Heater Replacement	146010	1	\$ -	\$ 678.60	\$ 678.60	\$ 678.60		
	Hot Water Tank Replacement	146011	38	\$ 19,000.00	\$ -	\$ -	\$ -		
	Kitchen Renovations	146013	34	\$ 85,000.00	\$ 119,451.91	\$ 119,451.91	\$ 119,451.91		
	Porch Lighting	146015	190	\$ 28,500.00	\$ 2,949.60	\$ 2,949.60	\$ 2,949.60		
	Sillcocks	146016	75	\$ 5,600.00	\$ -	\$ -	\$ -		
	NON DWELLING STRUCTURES	1470		\$ -	\$ 7,504.00	\$ 7,504.00	\$ 7,504.00		
	Security & Fire Protection	147012	1	\$ -	\$ 7,504.00	\$ 7,504.00	\$ 7,504.00		

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 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number/Name	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		
73-10	<u>SANDY PARK TOTAL</u>			\$ 226,070.00	\$ 636,386.97	\$ 636,386.97	\$ 636,386.97		
	<u>SITE IMPROVEMENTS</u>	1450		\$ 36,850.00	\$ 10,931.21	\$ 10,931.21	\$ 10,931.21		
	Paving / Parking	145002	480 ft ²	\$ 2,400.00	\$ 471.50	\$ 471.50	\$ 471.50		
	Drainage / Site Improvements	145003	30 ft ²	\$ -	\$ 303.75	\$ 303.75	\$ 303.75		
	Gas Systems Upgrade	145007	4 units	\$ 5,000.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00		
	Playground Equipment	145009	4	\$ 20,000.00	\$ -	\$ -	\$ -		
	Water meter can & Valve replacment	145010	18 bldg	\$ 8,250.00	\$ -	\$ -	\$ -		
	Exterior Lighting	145014	2	\$ -	\$ 6,100.41	\$ 6,100.41	\$ 6,100.41		
	Signage	145015	5	\$ 1,200.00	\$ 2,755.55	\$ 2,755.55	\$ 2,755.55		
	<u>DWELLING STRUCTURES</u>	1460		\$ 189,220.00	\$ 619,722.76	\$ 619,722.76	\$ 619,722.76		
	Windows & Screens	146001	38	\$ 22,000.00	\$ -	\$ -	\$ -		
	Siding & Trim	146002	38	\$ 19,000.00	\$ 151,714.85	\$ 151,714.85	\$ 151,714.85		
	Roofing	146004	38	\$ 76,000.00	\$ 126,038.35	\$ 126,038.35	\$ 126,038.35		
	Entry Doors	146006	38	\$ 47,120.00	\$ 51,775.16	\$ 51,775.16	\$ 51,775.16		
	Interior Renovations	146012	115	\$ -	\$ 286,594.40	\$ 286,594.40	\$ 286,594.40		
	Porch Lighting	146015	50	\$ 5,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00		
	Sillcocks	146016	75	\$ 19,500.00	\$ -	\$ -	\$ -		
	<u>NON DWELLING STRUCTURES</u>	1470		\$ -	\$ 5,733.00	\$ 5,733.00	\$ 5,733.00		
	Security & Fire Protection	147012	1	\$ -	\$ 5,733.00	\$ 5,733.00	\$ 5,733.00		
73-11	<u>OSAGE HILLS TOTAL</u>			\$ -	\$ -	\$ -	\$ -		
				\$ -	\$ -	\$ -	\$ -		

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

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number/Name	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		
73-12	<u>PARKVIEW TERRACE TOTAL</u>			\$ 327,850.00	\$ 323,876.89	\$ 323,876.89	\$ 323,876.89		
	<u>SITE IMPROVEMENTS</u>	1450		\$ 28,400.00	\$ 10,529.91	\$ 10,529.91	\$ 10,529.91		
	Paving / Parking	145002	480 ft ²	\$ 2,400.00	\$ -	\$ -	\$ -		
	Drainage / Site Improvements	145003	675 ft ²	\$ -	\$ 67.50	\$ 67.50	\$ 67.50		
	Gas Systems Upgrade	145007	4 units	\$ 5,000.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00		
	Water meter can & Valve replacment	145010	46 bldg	\$ 21,000.00	\$ -	\$ -	\$ -		
	Bus Shelter	145012	1	\$ -	\$ 1,884.00	\$ 1,884.00	\$ 1,884.00		
	Exterior Lighting	145014	3	\$ -	\$ 7,278.41	\$ 7,278.41	\$ 7,278.41		
	<u>DWELLING STRUCTURES</u>	1460		\$ 299,450.00	\$ 288,133.01	\$ 288,133.01	\$ 288,133.01		
	Roofing	146004	12 bldg	\$ 31,250.00	\$ 30,334.66	\$ 30,334.66	\$ 30,334.66		
	Floor Tiles	146005	20	\$ 50,000.00	\$ -	\$ -	\$ -		
	Entry Doors	146006	30	\$ 40,000.00	\$ 124,684.36	\$ 124,684.36	\$ 124,684.36		
	Bathroom Renovations	146008	33	\$ 65,000.00	\$ -	\$ -	\$ -		
	Kitchen Renovations	146013	34	\$ 85,000.00	\$ 133,113.99	\$ 133,113.99	\$ 133,113.99		
	Porch Lighting	146015	113	\$ 16,950.00	\$ -	\$ -	\$ -		
	Silcock Installation	146016	150	\$ 11,250.00	\$ -	\$ -	\$ -		
	<u>DWELLING EQUIPMENT</u>	1465		\$ -	\$ 15,516.97	\$ 15,516.97	\$ 15,516.97		
	Electrical Upgrade	146508	2 bldg.	\$ -	\$ 15,516.97	\$ 15,516.97	\$ 15,516.97		
	<u>NON DWELLING STRUCTURES</u>	1470		\$ -	\$ 9,697.00	\$ 9,697.00	\$ 9,697.00		
	Security & Fire Protection	147012	1	\$ -	\$ 9,697.00	\$ 9,697.00	\$ 9,697.00		

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 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number/Name	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		
73-13	LAFORTUNE TOWER TOTAL			\$ 381,500.00	\$ 324,384.52	\$ 324,384.52	\$ 324,384.52		
	<u>SITE IMPROVEMENTS</u>	1450		\$ 78,700.00	\$ 69,540.75	\$ 69,540.75	\$ 69,540.75		
	Parking & Paving	145002	675 ft ²	\$ 47,200.00	\$ -	\$ -	\$ -		
	Masonry Fence Repair/replacement	145006	675 ft ²	\$ 24,500.00	\$ 64,533.00	\$ 64,533.00	\$ 64,533.00		
	Gas Systems Upgrade	145007	4 units	\$ 5,000.00	\$ 2,252.20	\$ 2,252.20	\$ 2,252.20		
	Signage	145015	5	\$ 2,000.00	\$ 2,755.55	\$ 2,755.55	\$ 2,755.55		
	<u>DWELLING STRUCTURES</u>	1460		\$ 184,500.00	\$ 111,720.48	\$ 111,720.48	\$ 111,720.48		
	Exterior Painting	146003	16,000 ft ²	\$ 32,000.00	\$ -	\$ -	\$ -		
	Roof Replacement - Cottages	146004	5 bldg	\$ 30,000.00	\$ 18,250.00	\$ 18,250.00	\$ 18,250.00		
	Corridor Floor Tile	146005	30%	\$ 24,000.00	\$ -	\$ -	\$ -		
	Cottages Hot Water Tank Replacement	146011	20	\$ 10,000.00	\$ 3,624.00	\$ 3,624.00	\$ 3,624.00		
	Corridor / Laundry Painting	146012	30%	\$ 29,000.00	\$ -	\$ -	\$ -		
	Stairwell Painting	146012	30%	\$ 4,000.00	\$ -	\$ -	\$ -		
	Interior Renovations/corridor	146012	30%	\$ 38,000.00	\$ 89,846.48	\$ 89,846.48	\$ 89,846.48		
	1st floor window glazing replacement	146019	30	\$ 10,000.00	\$ -	\$ -	\$ -		
	Basement Slab Replacment	146020	1	\$ 7,500.00	\$ -	\$ -	\$ -		
	<u>DWELLING EQUIPMENT</u>	1470		\$ 118,300.00	\$ 143,123.29	\$ 143,123.29	\$ 143,123.29		
	Replace sump	147007	1	\$ 800.00	\$ 1,036.00	\$ 1,036.00	\$ 1,036.00		
	Replace Piping Insulation in Boiler Room	147008	1	\$ 8,000.00	\$ 6,147.00	\$ 6,147.00	\$ 6,147.00		
	Upgrade Chiller	147009	1	\$ 4,500.00	\$ 44,211.93	\$ 44,211.93	\$ 44,211.93		
	Chimney Sweep	147010	1	\$ -	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00		
	Domestic Water Piping	147011	15%	\$ 100,000.00	\$ -	\$ -	\$ -		
	Security & Fire Protection	147012	1	\$ 5,000.00	\$ 1,834.00	\$ 1,834.00	\$ 1,834.00		
	Survailence Equipment	147015	1 system	\$ -	\$ 88,844.36	\$ 88,844.36	\$ 88,844.36		

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 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name	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	
73-17	SOUTH HAVEN MANOR TOTAL			\$ 190,500.00	\$ 135,688.77	\$ 135,688.77	\$ 135,688.77	
	SITE IMPROVEMENTS	1450		\$ 16,000.00	\$ 8,832.27	\$ 8,832.27	\$ 8,832.27	
	Paving / Parking	145002	480 ft ²	\$ 2,400.00	\$ 357.13	\$ 357.13	\$ 357.13	
	Drainage / Site Improvements	145003	1,920 ft ²	\$ 2,400.00	\$ 3,469.17	\$ 3,469.17	\$ 3,469.17	
	Playground Equipment	145009	2	\$ 10,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
	Exterior Lighting	145014	1	\$ -	\$ 3,005.97	\$ 3,005.97	\$ 3,005.97	
	Signage	145015	3	\$ 1,200.00	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 168,000.00	\$ 116,218.64	\$ 116,218.64	\$ 116,218.64	
	Roofing	146004	20	\$ 50,000.00	\$ 83,218.64	\$ 83,218.64	\$ 83,218.64	
	Termite Treatment	146007	13 units	\$ 10,000.00	\$ -	\$ -	\$ -	
	Heating	146010	30%	\$ 33,000.00	\$ 33,000.00	\$ 33,000.00	\$ 33,000.00	
	Hot Water Tank Replacement	146011	30%	\$ 15,000.00	\$ -	\$ -	\$ -	
	Gutter Installation	146014	20 bldg	\$ 30,000.00	\$ -	\$ -	\$ -	
	Porch Lighting	146015	100	\$ 15,000.00	\$ -	\$ -	\$ -	
	Sillcocks	146016	100	\$ 15,000.00	\$ -	\$ -	\$ -	
	NON DWELLING STRUCTURES	1470		\$ 6,500.00	\$ 10,637.86	\$ 10,637.86	\$ 10,637.86	
	Security & Fire Protection	147012	1	\$ -	\$ 6,496.00	\$ 6,496.00	\$ 6,496.00	
	Roof Top HVAC Replacement	147002	1	\$ 6,500.00	\$ 4,141.86	\$ 4,141.86	\$ 4,141.86	
73-18	EAST CENTRAL VILLAGE TOTAL			\$ 319,410.00	\$ 309,579.22	\$ 309,579.22	\$ 309,579.22	
	SITE IMPROVEMENTS	1450		\$ 11,700.00	\$ 13,884.95	\$ 13,884.95	\$ 13,884.95	
	Paving / Parking	145002	480 ft ²	\$ 2,400.00	\$ 500.68	\$ 500.68	\$ 500.68	
	Drainage / Site Improvements	145003	48,000 ft ²	\$ 6,000.00	\$ 2,064.03	\$ 2,064.03	\$ 2,064.03	
	Fencing	145004	135 ft ²	\$ 1,500.00	\$ 3,480.00	\$ 3,480.00	\$ 3,480.00	
	Exterior Lighting	145014	1	\$ -	\$ 5,084.69	\$ 5,084.69	\$ 5,084.69	
	Signage	145015	5	\$ 1,800.00	\$ 2,755.55	\$ 2,755.55	\$ 2,755.55	
						\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 307,710.00	\$ 288,751.27	\$ 288,751.27	\$ 288,751.27	
	Windows / Screens	146001	26	\$ 47,860.00	\$ 30,314.51	\$ 30,314.51	\$ 30,314.51	
	Siding & Trim	146002	26	\$ 18,400.00	\$ 34,540.28	\$ 34,540.28	\$ 34,540.28	
	Exterior Painting	146003	24,435 ft ²	\$ -	\$ 24,435.31	\$ 24,435.31	\$ 24,435.31	
	Roofing	146004	11 bldg	\$ -	\$ 28,439.79	\$ 28,439.79	\$ 28,439.79	
	Flooring	146005	20	\$ 50,000.00	\$ -	\$ -	\$ -	
	Entry Doors	146006	26	\$ 26,500.00	\$ 15,167.73	\$ 15,167.73	\$ 15,167.73	
	Termite Treatment	146007	13 units	\$ 10,000.00	\$ -	\$ -	\$ -	
	Bathroom Remodel	146008	25	\$ 50,000.00	\$ -	\$ -	\$ -	
	HVAC Installation	146010	1	\$ -	\$ 1,139.52	\$ 1,139.52	\$ 1,139.52	
	Interior Renovations	146012	25	\$ 62,500.00	\$ 152,842.79	\$ 152,842.79	\$ 152,842.79	
	Gutter Installation	146014	12 bldg	\$ 31,200.00	\$ -	\$ -	\$ -	
	Porch Lighting	146015	12	\$ -	\$ 1,871.34	\$ 1,871.34	\$ 1,871.34	
	Sillcocks	146016	150	\$ 11,250.00	\$ -	\$ -	\$ -	
	NON DWELLING STRUCTURE	1470		\$ -	\$ 6,943.00	\$ 6,943.00	\$ 6,943.00	
	Security & Fire Protection	147012	1	\$ -	\$ 6,943.00	\$ 6,943.00	\$ 6,943.00	

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

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name	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	
73-19	SCATTERED SITE TOTAL			\$ 346,600.00	\$ 601,835.65	\$ 601,835.65	\$ 601,835.65	
	SITE IMPROVEMENTS	1450		\$ 56,000.00	\$ 31,127.81	\$ 31,127.81	\$ 31,127.81	
	Paving / Parking	145002	2,000 ft ²	\$ 10,000.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003	10,000 ft ²	\$ 10,000.00	\$ 30,600.00	\$ 30,600.00	\$ 30,600.00	
	Fencing	145004	3,240 ft ²	\$ 36,000.00	\$ 527.81	\$ 527.81	\$ 527.81	
	DWELLING STRUCTURES	1460		\$ 290,600.00	\$ 570,707.84	\$ 570,707.84	\$ 570,707.84	
	Windows / Screens	146001	20	\$ 27,600.00	\$ 171,157.00	\$ 171,157.00	\$ 171,157.00	
	Siding & Trim	146002	20	\$ 65,000.00	\$ 157,983.00	\$ 157,983.00	\$ 157,983.00	
	Replace Roofing	146004	30	\$ 48,000.00	\$ 111,464.25	\$ 111,464.25	\$ 111,464.25	
	Entry Doors	146006	20	\$ 20,000.00	\$ 82,026.30	\$ 82,026.30	\$ 82,026.30	
	Termite Treatment	146007	13 units	\$ 10,000.00	\$ -	\$ -	\$ -	
	HVAC Installation	146010	20	\$ 90,000.00	\$ -	\$ -	\$ -	
	Electrical Upgrade	146017	20	\$ 30,000.00	\$ 48,077.29	\$ 48,077.29	\$ 48,077.29	
	CONTINGENCY			\$ 218,136.00	\$ -	\$ -	\$ -	
	Work Items			\$ 4,478,190.00	\$ 4,696,326.00	\$ 4,696,326.00	\$ 4,696,326.00	
	TOTAL BUDGET			\$ 4,696,326.00	\$ 4,696,326.00	\$ 4,696,326.00	\$ 4,696,326.00	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: OK56P07350101 Replacement Housing Factor No:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
73-00	9/30/2003		5/31/2003	9/30/2005		11/30/2004	
73-03	9/30/2003		5/31/2003	9/30/2005		11/30/2004	
73-04	9/30/2003		5/31/2003	9/30/2005		11/30/2004	
73-05	9/30/2003		5/31/2003	9/30/2005		11/30/2004	
73-06	9/30/2003		5/31/2003	9/30/2005		11/30/2004	
73-07	9/30/2003		5/31/2003	9/30/2005		11/30/2004	
73-08	9/30/2003		5/31/2003	9/30/2005		11/30/2004	
73-10	9/30/2003		5/31/2003	9/30/2005		11/30/2004	
73-11	9/30/2003		5/31/2003	9/30/2005		11/30/2004	
73-12	9/30/2003		5/31/2003	9/30/2005		11/30/2004	
73-13	9/30/2003		5/31/2003	9/30/2005		11/30/2004	
73-17	9/30/2003		5/31/2003	9/30/2005		11/30/2004	
73-18	9/30/2003		5/31/2003	9/30/2005		11/30/2004	
73-19	9/30/2003		5/31/2003	9/30/2005		11/30/2004	

Annual Statement/Performance and Evaluation Report

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

PHA Name: TULSA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK56P07350105 Replacement Housing Factor Grant No:	2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: ____)

Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 492,200.00	\$ -	\$ -	\$ -
4	1410 Administration	\$ 406,909.00	\$ -	\$ -	\$ -
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 123,436.00	\$ -	\$ -	\$ -
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 683,200.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 1,621,150.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 335,500.00	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 60,000.00	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 296,100.00	\$ -	\$ -	\$ -
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	\$ 70,392.00	\$ -	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 4,088,887.00	\$ -	\$ -	\$ -
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	\$ 209,500.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$ 239,450.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 387,000.00			

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

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number				Federal FY of Grant: 2005		
		Capital Fund Program Grant No: OK56P07350105						
		Replacement Housing Factor Grant No:						
Development Number / Name	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	
	OPERATING EXPENSES	1406		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
H/A WIDE ACTIVITIES	MANAGEMENT IMPROVEMENTS	1408		\$ 492,200.00	\$ -	\$ -	\$ -	
	Security	419102		\$ 90,500.00	\$ -	\$ -	\$ -	
	Salaries	419103		\$ 174,200.00	\$ -	\$ -	\$ -	
	Staff Training	419105		\$ 12,000.00	\$ -	\$ -	\$ -	
	Computer Software	419106		\$ 6,000.00	\$ -	\$ -	\$ -	
	Facility Officers	419108		\$ 209,500.00	\$ -	\$ -	\$ -	
	Management Improvement Trainer	419109		\$ -	\$ -	\$ -	\$ -	
	MIS Software Development	419111		\$ -	\$ -	\$ -	\$ -	
	ADMINISTRATION	1410		\$ 406,909.00	\$ -	\$ -	\$ -	
	Non-Technical Salaries	141001	1	\$ 40,000.00	\$ -	\$ -	\$ -	
	Technical Salaries	141002	6	\$ 268,609.00	\$ -	\$ -	\$ -	
	Benefits	141009	7	\$ 83,300.00	\$ -	\$ -	\$ -	
	Sundry Admin Costs	141019		\$ 15,000.00	\$ -	\$ -	\$ -	
	FEES AND COSTS	1430		\$ 123,436.00	\$ -	\$ -	\$ -	
	A/E Fees	143001		\$ 98,436.00	\$ -	\$ -	\$ -	
	Consultant Fees	143002		\$ 25,000.00	\$ -	\$ -	\$ -	
73-00	CENTRAL OFFICE			\$ 456,600.00	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 20,000.00	\$ -	\$ -	\$ -	
	Dumpster enclosure	145008	1	\$ 10,000.00	\$ -	\$ -	\$ -	
	Land scaping	145011	2630 sqft	\$ 5,000.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	DWELLING EQUIPMENT	1465		\$ 125,500.00	\$ -	\$ -	\$ -	
	Ranges & Refrigerators	146503	230 units	\$ 105,000.00	\$ -	\$ -	\$ -	
	Replacement Window A/C Units	146504	50	\$ 20,500.00	\$ -	\$ -	\$ -	
	NON DWELLING STRUCTURES	1470		\$ 60,000.00	\$ -	\$ -	\$ -	
	Central Maintenance Facility Renovation	147005	1	\$ 60,000.00	\$ -	\$ -	\$ -	
	NONDWELLING EQUIPMENT	1475		\$ 251,100.00	\$ -	\$ -	\$ -	
	Computer Hardware	147501	25	\$ 45,000.00	\$ -	\$ -	\$ -	
	Copiers	147502	16	\$ 32,500.00	\$ -	\$ -	\$ -	
	Printers	147503	7	\$ 12,600.00	\$ -	\$ -	\$ -	
	TV/VCR	147504	3	\$ 1,000.00	\$ -	\$ -	\$ -	
	Office Furniture	147505	20	\$ 4,000.00	\$ -	\$ -	\$ -	
	Vehicle Replacement	147507	7	\$ 144,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511	2 system	\$ 12,000.00	\$ -	\$ -	\$ -	

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

Development Number / Name	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	
73-01	TOTAL SEMINOLE HILLS			\$ 29,800.00	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 29,800.00	\$ -	\$ -	\$ -	
	Parking & Paving	145002	480 sqft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Drainage/Site Improvements	145003	2000 sqft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Sewer Line Replacement	145005	100 ft	\$ 10,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	5260 sqft	\$ 10,000.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	1	\$ 5,000.00	\$ -	\$ -	\$ -	
73-03	TOTAL COMANCHE PARK			\$ 204,500.00	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 51,200.00	\$ -	\$ -	\$ -	
	Parking & Paving	145002	480 ft2	\$ 2,400.00	\$ -	\$ -	\$ -	
	Drainage/Site Improvements	145003	2400 ft2	\$ 2,400.00	\$ -	\$ -	\$ -	
	Sewer Line Replacement	145005	150 ft	\$ 14,000.00	\$ -	\$ -	\$ -	
	Gas Systems Upgrade	145007	4 units	\$ 5,000.00	\$ -	\$ -	\$ -	
	Dumpster Enclosures	145008	2	\$ 12,400.00	\$ -	\$ -	\$ -	
	Playground Equipment	145009	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	2630 sqft	\$ 5,000.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 148,300.00	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017	1	\$ 8,300.00	\$ -	\$ -	\$ -	
	Plumbing Replacement	146043	1	\$ 2,500.00	\$ -	\$ -	\$ -	
	HVAC Installation	146010	8	\$ 25,000.00	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008	25	\$ 50,000.00	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013	25	\$ 62,500.00	\$ -	\$ -	\$ -	
	NON DWELLING EQUIPMENT	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511	1 system	\$ 5,000.00	\$ -	\$ -	\$ -	
73-04	PIONEER PLAZA TOTAL			\$ 94,800.00	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 4,800.00	\$ -	\$ -	\$ -	
	Site Drainage	145003	2400 ft2	\$ 2,400.00	\$ -	\$ -	\$ -	
	Landscaping	145011	1500 sqft	\$ 2,400.00	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 70,000.00	\$ -	\$ -	\$ -	
	Door Replacement	146006	4	\$ 5,000.00	\$ -	\$ -	\$ -	
	Window Replacement	146001	5	\$ 5,000.00	\$ -	\$ -	\$ -	
	Plumbing Replacement	146043	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	Floor Tile Replacement	146005	2	\$ 5,000.00	\$ -	\$ -	\$ -	
	Replace Kitchen Cabinets	146013	19	\$ 50,000.00	\$ -	\$ -	\$ -	
	DWELLING EQUIPMENT	1465		\$ 20,000.00	\$ -	\$ -	\$ -	
	Fire System Upgrade	146510	20%	\$ 5,000.00	\$ -	\$ -	\$ -	
	Elevator Upgrade	146506	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	HVAC Replacement	146504	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	Security	146511	2	\$ 5,000.00	\$ -	\$ -	\$ -	

Annual Statement/Performance Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

Development Number / Name	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	
73-05	TOTAL APACHE MANOR			\$ 72,200.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 47,200.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002	480 ft2	\$ 2,400.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003	2400 ft2	\$ 2,400.00	\$ -	\$ -	\$ -	
	Gas Systems Upgrade	145007	4 units	\$ 5,000.00	\$ -	\$ -	\$ -	
	Playground Equipment	145009	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	2630 sqft	\$ 5,000.00	\$ -	\$ -	\$ -	
	Sewer Line Replacement	145005	100 ft	\$ 10,000.00	\$ -	\$ -	\$ -	
	Dumpster Enclosures	145008	2	\$ 12,400.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 20,000.00	\$ -	\$ -	\$ -	
	Gutter Installation	146014	3 bldgs	\$ 7,500.00	\$ -	\$ -	\$ -	
	Siding & Trim	146002	5	\$ 2,500.00	\$ -	\$ -	\$ -	
	Roofing	146004	1	\$ 2,500.00	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	Windows	146001	2	\$ 2,500.00	\$ -	\$ -	\$ -	
	<u>NONDWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511	1 system	\$ 5,000.00	\$ -	\$ -	\$ -	
73-06	TOTAL MOHAWK MANOR			\$ 196,900.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 47,200.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002	480 ft2	\$ 2,400.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003	2400 ft2	\$ 2,400.00	\$ -	\$ -	\$ -	
	Playground Equipment	145009	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	3	\$ 15,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	2630 sqft	\$ 5,000.00	\$ -	\$ -	\$ -	
	Dumpster Enclosures	145008	2	\$ 12,400.00	\$ -	\$ -	\$ -	
	Fencing	145004	450 ft	\$ 5,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 144,700.00	\$ -	\$ -	\$ -	
	Siding & Trim	146002	5	\$ 2,400.00	\$ -	\$ -	\$ -	
	Painting	146003	1200 sqft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Screen Doors	146006	5	\$ 2,400.00	\$ -	\$ -	\$ -	
	HVAC Installation	146010	6	\$ 20,000.00	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008	25 units	\$ 50,000.00	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013	25 units	\$ 62,500.00	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511	1 system	\$ 5,000.00	\$ -	\$ -	\$ -	

Annual Statement/Performance Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

Development Number / Name	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	
73-07	<u>TOTAL HEWGLEY TERRACE</u>			\$ 89,000.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 24,000.00	\$ -	\$ -	\$ -	
	Parking & Paving	145002	400 sqft	\$ 2,000.00	\$ -	\$ -	\$ -	
	Drainage/Site Improvements	145003	2000 sqft	\$ 2,000.00	\$ -	\$ -	\$ -	
	Dumpster Enclosures	145008	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	2630 sqft	\$ 5,000.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 50,000.00	\$ -	\$ -	\$ -	
	Window Replacement	146001	4	\$ 5,000.00	\$ -	\$ -	\$ -	
	Door Replacement	146006	4	\$ 5,000.00	\$ -	\$ -	\$ -	
	Shower Repair/Replacement	146011	20 units	\$ 15,000.00	\$ -	\$ -	\$ -	
	Kitchen Cabinets	146013	25 units	\$ 25,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465		\$ 10,000.00	\$ -	\$ -	\$ -	
	Elevator Equipment	146506	2 elevator	\$ 5,000.00	\$ -	\$ -	\$ -	
	Fire System Upgrade	146510	20%	\$ 5,000.00	\$ -	\$ -	\$ -	
	<u>NONDWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147510	1 system	\$ 5,000.00	\$ -	\$ -	\$ -	
73-08	<u>TOTAL RIVERVIEW PARK</u>			\$ 110,600.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 41,400.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002	400 sqft	\$ 2,000.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003	2000 sqft	\$ 2,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	2630 sqft	\$ 5,000.00	\$ -	\$ -	\$ -	
	Dumpster Enclosures	145008	2	\$ 12,400.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	Playground Equipment	145009	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	Sewer Line Replacment	145005	100ft	\$ 10,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 64,200.00	\$ -	\$ -	\$ -	
	Plumbing Replacement	146043	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	HVAC Installation	146010	8	\$ 25,000.00	\$ -	\$ -	\$ -	
	Hot Water Tank Replacement	146011	38	\$ 19,000.00	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017	1	\$ 15,200.00	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511	1 system	\$ 5,000.00	\$ -	\$ -	\$ -	

Annual Statement/Performance Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

Development Number / Name	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	
73-10	<u>SANDY PARK TOTAL</u>			\$ 340,200.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 40,000.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002	400 sqft	\$ 2,000.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003	2000 sqft	\$ 2,000.00	\$ -	\$ -	\$ -	
	Chain Link Fencing	145004	900 ft	\$ 10,000.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	2630 sqft	\$ 5,000.00	\$ -	\$ -	\$ -	
	Sewer Line Replacement	145005	100 ft	\$ 10,000.00	\$ -	\$ -	\$ -	
	Signage	145015	2	\$ 1,000.00	\$ -	\$ -	\$ -	
	Gas Systems Upgrade	145007	4 units	\$ 5,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 295,200.00	\$ -	\$ -	\$ -	
	Plumbing Replacement	146043	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	HVAC Installation	146010	8	\$ 25,000.00	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017	1	\$ 10,000.00	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008	15 units	\$ 100,000.00	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013	15 units	\$ 124,000.00	\$ -	\$ -	\$ -	
	Gutter Installation	146014	15 bldgs	\$ 31,200.00	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511	1 system	\$ 5,000.00	\$ -	\$ -	\$ -	
73-11	<u>OSAGE HILLS TOTAL</u>			\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
73-12	<u>PARKVIEW TERRACE TOTAL</u>			\$ 403,350.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 266,400.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002	400 sqft	\$ 2,000.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003	2000 sqft	\$ 2,000.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	Sewer Line Replacement	145005	100 ft	\$ 10,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	2630 sqft	\$ 5,000.00	\$ -	\$ -	\$ -	
	Dumpster Enclosures	145008	2	\$ 12,400.00	\$ -	\$ -	\$ -	
	Playground Equipment	145009	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Gas Systems Upgrade	145007	4 units	\$ 220,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 136,950.00	\$ -	\$ -	\$ -	
	Floor Tiles	146005	16 units	\$ 50,000.00	\$ -	\$ -	\$ -	
	Entry Doors	146006	30	\$ 40,000.00	\$ -	\$ -	\$ -	
	HVAC Installation	146010	8	\$ 25,000.00	\$ -	\$ -	\$ -	
	Plumbing Replacement	146043	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	Porch Lighting	146015	85	\$ 16,950.00	\$ -	\$ -	\$ -	

Annual Statement/Performance Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

Development Number / Name	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	
73-13	<u>LAFORTUNE TOWER TOTAL</u>			\$ 269,000.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 14,000.00	\$ -	\$ -	\$ -	
	Parking & Paving	145002	200 sqft	\$ 2,000.00	\$ -	\$ -	\$ -	
	Gas Systems Upgrade	145007	4 units	\$ 5,000.00	\$ -	\$ -	\$ -	
	Site Drainage	145003	2000 sqft	\$ 2,000.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 70,000.00	\$ -	\$ -	\$ -	
	Window Replacement	146001	8	\$ 10,000.00	\$ -	\$ -	\$ -	
	Kitchen Cabinets	146013	11 units	\$ 50,000.00	\$ -	\$ -	\$ -	
	Door Replacement	146006	7	\$ 10,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465		\$ 180,000.00	\$ -	\$ -	\$ -	
	Fire System Upgrade	146510	20%	\$ 5,000.00	\$ -	\$ -	\$ -	
	Domestic Water Piping	146511	20%	\$ 150,000.00	\$ -	\$ -	\$ -	
	Elevator Upgrade	146506	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	HVAC Upgrade	146504	4	\$ 20,000.00	\$ -	\$ -	\$ -	
	<u>NONDWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511	1	\$ 5,000.00	\$ -	\$ -	\$ -	
73-17	<u>SOUTH HAVEN MANOR TOTAL</u>			\$ 146,400.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 41,400.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002	400 sqft	\$ 2,000.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003	2000 sqft	\$ 2,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	2630 sqft	\$ 5,000.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	Playground Equipment	145009	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Dumpster Enclosures	145008	2	\$ 12,400.00	\$ -	\$ -	\$ -	
	Fencing	145004	450 ft	\$ 5,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 100,000.00	\$ -	\$ -	\$ -	
	Roofing	146004	20 bldgs	\$ 40,000.00	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	HVAC Installation	146010	6	\$ 20,000.00	\$ -	\$ -	\$ -	
	Gutter Installation	146014	16 bldgs	\$ 30,000.00	\$ -	\$ -	\$ -	
	Plumbing Replacement	146043	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511	1 system	\$ 5,000.00	\$ -	\$ -	\$ -	

Annual Statement/Performance Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

Development Number / Name	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	
73-18	<u>EAST CENTRAL VILLAGE TOTAL</u>			\$ 295,000.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 30,800.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002	480 sqft	\$ 2,400.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003	4800 sqft	\$ 6,000.00	\$ -	\$ -	\$ -	
	Site Lighting	145014	1	\$ 5,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	2630 sqft	\$ 5,000.00	\$ -	\$ -	\$ -	
	Dumpster Enclosures	145008	2	\$ 12,400.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 259,200.00	\$ -	\$ -	\$ -	
	Flooring	146005	17 units	\$ 50,000.00	\$ -	\$ -	\$ -	
	Bathroom Remodel	146008	20 units	\$ 75,000.00	\$ -	\$ -	\$ -	
	Kitchen Renovation	146013	20 units	\$ 93,000.00	\$ -	\$ -	\$ -	
	Gutter Installation	146014	17 bldgs	\$ 31,200.00	\$ -	\$ -	\$ -	
	Termite Treatment	146007	1	\$ 10,000.00	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511	1 system	\$ 5,000.00	\$ -	\$ -	\$ -	
73-19	<u>SCATTERED SITE TOTAL</u>			\$ 287,600.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 25,000.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002	2000 sqft	\$ 10,000.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003	5000 ft2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Fencing	145004	450 ft	\$ 5,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 262,600.00	\$ -	\$ -	\$ -	
	Windows / Screens	146001	20 units	\$ 27,600.00	\$ -	\$ -	\$ -	
	Siding & Trim	146002	20 units	\$ 65,000.00	\$ -	\$ -	\$ -	
	Entry Doors	146006	10 units	\$ 20,000.00	\$ -	\$ -	\$ -	
	Termite Treatment	146007	13 units	\$ 10,000.00	\$ -	\$ -	\$ -	
	HVAC Installation	146010	28 units	\$ 90,000.00	\$ -	\$ -	\$ -	
	Electrical Upgrade	146017	6 units	\$ 30,000.00	\$ -	\$ -	\$ -	
	Roofing	146004	10 bldg	\$ 20,000.00	\$ -	\$ -	\$ -	
	<u>CONTINGENCY</u>			\$ 70,392.00	\$ -	\$ -	\$ -	
	Work Items			\$ 4,018,495.00	\$ -	\$ -	\$ -	
	TOTAL BUDGET			\$ 4,088,887.00	\$ -	\$ -	\$ -	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: OK56P07350105 Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
73-00	Sep-06			Sep-08			
73-03	Sep-06			Sep-08			
73-04	Sep-06			Sep-08			
73-05	Sep-06			Sep-08			
73-06	Sep-06			Sep-08			
73-07	Sep-06			Sep-08			
73-08	Sep-06			Sep-08			
73-10	Sep-06			Sep-08			
73-11	Sep-06			Sep-08			
73-12	Sep-06			Sep-08			
73-13	Sep-06			Sep-08			
73-17	Sep-06			Sep-08			
73-18	Sep-06			Sep-08			
73-19	Sep-06			Sep-08			