

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

PHA Plans

5 Year Plan for Fiscal Years 2007 - 2011
Annual Plan for Fiscal Year 2007

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

**PHA Plan
Agency Identification**

PHA Name: Oklahoma City Housing Authority

PHA Number: OK002

PHA Fiscal Year Beginning: (mm/yyyy) 01/2007

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2007 - 2011
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional Housing Choice vouchers
 - Reduce public housing vacancies: achieve 97% occupancy
 - Leverage private or other public funds to create additional housing opportunities: Apply for 20 permanent housing units, assist with transitional housing
 - Acquire or build units or developments
 - Other (list below) Initiate Section 8 Project Based Voucher Initiative
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) Goal is 90
 - Improve voucher management: (SEMAP score) Maintain 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: lighting and fencing
- 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: 5% per year
- Provide or attract supportive services to improve assistance recipients' employability: continue linkage with community groups

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 (r)]

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

The Oklahoma City Housing Authority (OCHA) has long believed greater efficiency and effectiveness can be achieved by engaging in comprehensive planning activities that allow them to examine the needs of the individuals they serve, consult with interested and affected parties, and design strategies to address those needs. It is for this important reason we offer our Annual and Five-year Plan for 2007. The following is a summary of each component.

Housing Needs

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

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

Financial Resources

Current Funding for 2006

HUD recently informed Housing Authorities that the current year's proration would be lowered to 85.5 percent due to a \$300 million increase in utility costs. As a result, supplemental appropriations have been requested for 2006.

Utility cost increases are likely to continue into 2007. Based on this likelihood and the increased eligibility of many Housing Authorities under the new operating formula, it is estimated that as much as \$4.7 billion may now be needed to fully fund the account in FY2007. Thus, the current Senate proposal would fund Housing Authorities at an alarmingly low proration – below 80 percent – next year.

The Oklahoma City Housing Authority has substantially completed an Energy Performance Contract during FY2006 which has significantly reduced utility expenses and increased subsidy eligibility. In this respect, the Oklahoma City Housing Authority is the exception rather than the rule as no other Housing Authority in Oklahoma has yet to complete let alone start an Energy Performance Contract. Utility funding will be a large concern going forward in FY2007. The Operating Fund will need to be boosted significantly as Housing Authorities move forward into FY2007.

The Oklahoma City Housing Authority still needs stability, reliability, and predictability in Section 8 funding. Starting the year with only a vague understanding of funding availability has led the Authority to dramatically decrease leasing at the end of FY2005 only to have to play catch up once funding becomes available sometime in FY2006. The current Senate bill would base formula allocations on the last 12 months of Housing Authority funding and base administrative fees based on the number of units leased. This is a step in the right direction but as it is impossible to control all the variables that affect cost in the voucher program, authorities will still need some reserve to manage contingencies which affect leasing rates. The Senate proposal should, over time, produce a more consistent, level, and predictable leasing rate in the Section 8 program.

The Capital Fund continues to be under funded. The proposed Senate bill is roughly \$280 million more than HUD's budget request but is clearly insufficient when compared to the \$20 billion repair backlog.

In short, the Public Housing Operating Fund will need increased funding for utilities, more predictability is need in the Section 8 program, and under funding in the Capital Fund has yet to be addressed.

Policies Governing Eligibility, Selection, Admissions

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

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

Rent Determination

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

Operations and Management

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

Grievance Procedures

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

Capital Improvements

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

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

Demolition and/or Disposition

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

Designation of Public Housing

This section of the Plan outlines our Designated Housing Plan.

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

The Designation was reapproved June 2005.

Conversion of Public Housing

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

Homeownership

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

Community Service and Self-Sufficiency

In June 2003, the Department of Housing and Urban Development announced it was reinstating the Community Service and Self-Sufficiency requirement. As a result of this change, our dwelling lease was revised in October, 2003.

Safety and Crime Prevention

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

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

Ownership of Pets in Public Housing

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

Civil Rights Certification

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

Most Recent Fiscal Year Audit

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

Asset Management

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.79 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2007 Capital Fund Program Annual Statement - Included under #7
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5 Year Action Plan – Included under #7
- Public Housing Drug Elimination Program (PHDEP)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) - Included under #18
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs	5 Year and Annual Plans

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	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.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	610		N/A
Extremely low income <=30% AMI	586	96%	
Very low income (>30% but <=50% AMI)	23	3%	
Low income (>50% but <80% AMI)	1	1%	
Families with children	256	42%	
Elderly families	53	8%	
Families with Disabilities	63	10%	
White NH	318	52%	
Black NH	257	42%	
Am. Indian/Alaskan	26	4%	
AS/PI	9	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,571	54%	454
2 BR	589	19%	256
3 BR	631	22%	203
4 BR	122	4%	54

Housing Needs of Families on the Waiting List

5 BR	19	1%	12
5+ BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3,338		N/A
Extremely low income <=30% AMI	2,981	89%	
Very low income (>30% but <=50% AMI)	291	1%	
Low income (>50% but <80% AMI)	26	1%	
Families with children	1,808	54%	
Elderly families	131	1%	
Families with Disabilities	406	12%	
White NH	1,165	35%	
Black NH	1,689	51%	
Am. Indian/Alaskan	168	1%	
AS/PI/Other	42	1%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Public Housing Only

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community

- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	7,188,833	
b) Public Housing Capital Fund	4,363,763	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	22,304,337	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	-0-	
h) Community Development Block Grant	240,000	Capital Improvements
i) HOME		
Other Federal Grants (list below)		
Graduation Incentive		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund	2,549,073	
Other	528,332	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	4,369,104	
4. Other income (list below)		
Interest	359,601	Housing Operations
Other	493,012	Housing Operations
4. Non-federal sources (list below)		
Investments	5,976,326	Housing Operations
Total resources	48,372,381	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) When verification process is complete.

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

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

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

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

(2)Waiting List Organization

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

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

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

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

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

(3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year? 53

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? 43

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

Scattered site – for residents who have lived in a multifamily development for two or more years and have a good rental history.

Designated Housing – for eligible residents living in either an elderly only or mixed development and choose to live in the other type of development.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences

No Preferences

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

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8

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

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below) Previous participation, back balances.
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below) If known, the family's current address, the name and address of the landlord (current and past).

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below) PHA Administrative Annex

(3) Search Time

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

If yes, state circumstances below:

Family unable to locate suitable unit.

Reasonable accommodation.

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Disability Preference

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

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 preference(s) (list below) Disability Preference

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

Date and time of application

Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

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

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

Clients of the Northcare Community Counseling Agency will be granted an exemption to the minimum rent requirement. This other circumstance will be granted due to the fact that the client is classified as "hard to house" and "hard to retain housing".

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
- If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents CEILING RENTS ARE OBSOLETE.

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

Clients of the Northcare Community Counseling Agency will be granted an exemption to the minimum rent requirement. This other circumstance will be granted due to the fact that the client is classified as "hard to house" and "hard to retain housing".

5. Operations and Management \

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3,063	32%
Section 8 Vouchers	4,033	20%
Section 8 Certificates		
Section 8 Mod Rehab	12	5%
Special Purpose Section 8 Certificates/Vouchers (list individually)	FUP 200 1YR Mainstream 25 Project Access 25 Desig. HSG 200 5YR Mainstream 20	10% for all
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs	3,127	32%

C. Management and Maintenance Policies

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

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

Admissions and Occupancy Policies

(2) Section 8 Management: (list below)

The Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below) PHA Administrative Annex

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:				Grant Type and Number	
Oklahoma City Housing Authority				Capital Fund Program Grant No.: OK56P002501-07	
				Replacement Housing Factor Grant No:	
Federal FY of Grant:					
X 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		Obligated	Total
		Original	Revised		
1	Total non-CFP Funds				
2	1406 Operations	\$109,000			
3	1408 Management Improvements	\$841,576			
4	1410 Administration	\$412,922			
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	\$268,105			
8	1440 Site Acquisition	-			
9	1450 Site Improvements	\$65,000			
10	1460 Dwelling Structures	\$2,386,160			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	\$200,000			
13	1475 Nondwelling Equipment	\$81,000			
14	1485 Demolition	-			
15	1490 Replacement Reserve	-			
16	1492 Moving to Work Demonstration	-			
17	1495.1 Relocation Costs	-			

18	1499 Development Activities	-		
19	1502 Contingency			
20	Amount of Annual Grant: (sum of lines 2-19)	\$4,363,763		
21	Amount of line 20 Related to LBP Activities	\$70,000		
22	Amount of line 20 Related to Section 504 Compliance	\$336,500		
23	Amount of line 20 Related to Security	\$452,296		
24	Amount of line 21 Related to Energy Conservation Measures	\$900,000		

Annual Statement/Performance and Evaluation Report

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

PHA Name: Oklahoma City Housing Authority		Grant Type and Number			
		Capital Fund Program Grant No: OH			
		Replacement Housing Factor Grant No:			
Development Number	Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Original
	HA-Wide	Operating Budget	1406	100%	\$109,000
		Security Salaries	1408	7	\$239,796
		Security EBC	1408	7	\$67,500
		Sr. Lunch Program	1408	7	\$210,000
		Computer Software	1408	100%	\$25,000
		Staff Training	1408	100%	\$15,000
		Rehab Salaries	1408	8	\$233,110
		Rehab EBC	1408	8	\$51,170
		Nontechnical Salaries	1410.01	9	\$176,859
		Technical Salaries	1410.02	10	\$130,250
		Inspector Salaries	1430.7	5	\$173,355
		Employee Benefit Contribution	1410.09	19	\$102,813
		Advertising Costs	1410.19	100%	\$3,000
		Architect & Engineer Misc Designs	1430.01	100%	\$20,000
					\$ 1,556,853.00

Annual Statement/Performance and Evaluation Report

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

PHA Name: Oklahoma City Housing Authority		Grant Type and Number			
		Capital Fund Program Grant No:		OK56P0	
		Replacement Housing Factor Grant No:			
<u>Development Number</u>	<u>Name/HA-Wide Activities</u>	<u>General Description of Major Work Categories</u>	<u>Dev. Acct. No.</u>	<u>Quantity</u>	<u>Total Estimated</u>
					<u>Original</u>
HA-Wide		Engineering fees to update &	1430.01	100%	\$20,000
		repair Highrise Trash Chutes			
		Asbestos & LBP Testing	1430.02	100%	\$2,000
		Reproduction for Architect &	1430.19	100%	\$1,000
		Engineering material			
		Repair/replace utility lines	1450	5	\$20,000
		Landscape improvements & tree	1450	10	\$10,000
		removal			
		Concrete & Parking Lot repairs	1450	5	\$20,000
		& cleaning			
		Fence repairs/replacement	1450	5	\$15,000
		Replace bath tubs/showers	1460	10	\$20,000
		Termite treatments	1460	6	\$15,000
					\$123,000

Annual Statement/Performance and Evaluation Report

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

PHA Name: Oklahoma City Housing Authority		Grant Type and Number		
		Capital Fund Program Grant No:		OK56P0
		Replacement Housing Factor Grant No:		

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estim	
				Original	
HA Wide	Exterior improvements, up to but not limited to stem walls, exterior windows, doors, brick tuckpointing, storm windows & doors, security screens, etc.	1460	3	\$10,000	
	Interior improvements as necessary to modernize the units	1460	21	\$303,160	
	Vinyl siding	1460	3	\$15,000	
	Floor tile repair/replacement	1460	25	\$50,000	
	Roof repair/replacement	1460	3	\$20,000	
	Computer equipment	1475.04	100%	\$25,000	
	Maintenance tools	1475.02	100%	\$10,000	
	Grounds equipment	1475.02	100%	\$15,000	
	Mastermatering requirements	1430.2	100%	\$8,750	
	Update gas dispensing unit	1475.02	100%	\$6,000	
	Security radios	1475.01	100%	\$5,000	
	Security vests	1475.01	100%	\$5,000	
				\$472,910	

Annual Statement/Performance and Evaluation Report

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

PHA Name:	Oklahoma City Housing Authority	Grant Type and Number	-
		Capital Fund Program Grant No:	OK56P002501-07
		Replacement Housing Factor Grant No:	-

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	
				Original	Revised
HA Wide	Lobby furnishing & amenities	1475.03	100%	\$7,000	

OKLA 2-1	Install bathtub liners	1460	15	\$18,000	
	Remove old fuel tank	1470	1	\$15,000	
OKLA 2-4	Install security cameras at elevators, front door & each hallway	1470	100%	\$15,000	
OKLA 2-7	Install cement fiberboard siding, including breezeways to abate LBP concerns-5 single story buildings	1460	5	\$65,000	
	LBP testing	1430.2	100%	\$3,000	
OKLA 2-8	Boiler Parts	1475.2	100%	\$8,000	
	Install security cameras at elevators, front/rear door & hallways	1470	100%	\$15,000	
					\$146,000

Annual Statement/Performance and Evaluation Report

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

PHA Name: Oklahoma City Housing Authority		Grant Type and Number Capital Fund Program Grant No: OK56P002501- Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	
				Original	Revis
OKLA 2-9	Engineering fees to replace	1430.1	100%	\$7,500	
	cast iron plumbing lines under 1st floor				
	Replace plumbing lines under 1st floor	1460	100%	\$40,000	

	Install security cameras at front door, elevators & hallways	1470	100%	\$15,000
OKLA 2-11	Install security cameras at front door, elevators & hallways	1470	100%	\$15,000
OKLA 2-12	Geothermal Phase III	1460	50%	\$900,000
	Renovate 12 units to provide handicap accessibility	1460	14	\$254,000
	Architect fees to design handicap accessible units	1430.1	100%	\$17,500
				\$1,249,000

Annual Statement/Performance and Evaluation Report

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

PHA Name: Oklahoma City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	OK56P002501-07
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	
				Original	Revised
OKLA 2-13	Mod 10 units	1460	10	\$180,000	
OKLA 2-15	Install security cameras at front door, elevators & hallways	1470	100%	\$15,000	
	Install bathtub liners	1460	50%	\$51,000	
OKLA 2-18	Install security cameras at front door, elevators & hallways	1470	100%	\$15,000	
	Replace kitchen countertops, cabinets, faucets & sinks @ \$2,500 ea	1460	50%	\$260,000	

	Replace exterior doors & install lever passages with deadbolts	1460	100%	\$75,000	
					\$596,000

Annual Statement/Performance and Evaluation Report

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

PHA Name: Oklahoma City Housing Authority			Grant Type and Number Capital Fund Program Grant No: OK56P0 Replacement Housing Factor Grant No:		
Development Number	Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estim
					Original
OKLA 2-23		Architect to provide handicap accessibility to Community Center restrooms	1430.01	100%	\$15,000
		Provide accessibility to Community Center restrooms	1470	100%	\$50,000
OKLA 2-25		Install security cameras at front door, elevators & hallways	1470	100%	\$15,000
OKLA 2-29		Install security cameras at front door, elevators & hallways	1470	100%	\$15,000
OKLA 2-30		Install security cameras at front door, elevators & hallways	1470	100%	\$15,000
		Replace wood railing & recoat building	1460	100%	\$110,000

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name:

Oklahoma City Housing Authority

Grant Type and Number

Capital Fund Program No: **OK**

Replacement Housing Factor N

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expe (Quarter Ending	
	Original	Revised	Actual	Original	Revised
HA Wide					
OKLA 2-1	09/30/09		09/30/11		
OKLA 2-4	09/30/09		09/30/11		
OKLA 2-7	09/30/09		09/30/11		
OKLA 2-8	09/30/09		09/30/11		
OKLA 2-9	09/30/09		09/30/11		
OKLA 2-11	09/30/09		09/30/11		
OKLA 2-12	09/30/09		09/30/11		
OKLA 2-13	09/30/09		09/30/11		
OKLA 2-15	09/30/09		09/30/11		
OKLA 2-18	09/30/09		09/30/11		
OKLA 2-23	09/30/09		09/30/11		
OKLA 2-25	09/30/09		09/30/11		
OKLA 2-29	09/30/09		09/30/11		
OKLA 2-30	09/30/09		09/30/11		

(2) Optional 5-Year Action Plan

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

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund?
(if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

Five year

Capital Fund Program 5-Year Action Plan										
Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Do not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program.										
CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY										
X Original Statement					Revised Statement					
Development Number	000	Development Name (or indicate PHA wide)			HA-Wide					
Description of Needed Physical Improvements or Management Improvements							Estimated Cost			Planned (HA Fiscal)
Operating Budget							\$250,000			
↓							\$250,000			
↓							\$250,000			
↓							\$250,000			
Security Salaries							\$250,000			
↓							\$307,205			
↓							\$307,205			
↓							\$307,205			
Security EBC							\$67,435			
↓							\$67,435			
↓							\$67,435			
↓							\$67,435			
Computer software							\$20,000			
↓							\$20,000			
↓							\$20,000			
↓							\$20,000			
↓							\$20,000			
Total estimated cost over next 5 years							\$2,848,560			

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

X Original Statement		Revised Statement			
Development Number	000	Development Name (or indicate PHA wide)	HA-Wide		
Description of Needed Physical Improvements or Management Improvements					Estimated Cost
		Staff training			\$15,000
		↓			\$15,000
					\$15,000
					\$15,000
					\$15,000
		Sr. Lunch Program			\$210,000
		↓			\$210,000
					\$210,000
					\$210,000
					\$210,000
		Rehab salaries			\$233,110
		↓			\$233,110
					\$233,110
					\$233,110
					\$233,110
Total estimated cost over next 5 years					2,290,550

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

<input checked="" type="checkbox"/> Original Statement		Revised Statement	
Development Number	000	Development Name (or indicate PHA wide)	HA-Wide
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Rehab Employee Benefits			\$51,170
↓			\$51,170
↓			\$51,170
↓			\$51,170
Nontechnical salaries			\$176,859
↓			\$176,859
↓			\$176,859
↓			\$176,859
Technical salaries			\$130,250
↓			\$130,250
↓			\$130,250
↓			\$130,250
Employee Benefit Contributions			\$102,813
↓			\$102,813
↓			\$102,813
↓			\$102,813
Total estimated cost over next 5 years			\$2,305,460

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

<input checked="" type="checkbox"/> Original Statement		Revised Statement	
Development Number	000	Development Name (or indicate PHA wide)	HA-Wide
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Advertising costs			\$3,000
↓			\$3,000
↓			\$3,000
↓			\$3,000
↓			\$3,000
Architect & Engineers misc. design costs			\$20,000
↓			\$20,000
↓			\$20,000
↓			\$20,000
Asbestos & lead-based paint testing			\$2,000
↓			\$2,000
↓			\$2,000
↓			\$2,000
Inspection services for five Inspectors			\$173,355
↓			\$173,355
↓			\$173,355
↓			\$173,355
Total estimated cost over next 5 years			\$991,775

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

X Original Statement		Revised Statement	
Development Number	000	Development Name (or indicate PHA wide)	HA-Wide
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
		Reproduction cost for Architect & Engineer material	\$1,000
		↓	\$1,000
			\$1,000
			\$1,000
			\$1,000
		Repair/replace utility lines	\$20,000
		↓	\$20,000
			\$20,000
			\$20,000
			\$20,000
		Landscape improvements & tree removal	\$10,000
		↓	\$10,000
			\$10,000
			\$10,000
			\$10,000
		Concrete repairs/replacement	\$20,000
		↓	\$20,000
			\$20,000
			\$20,000
			\$20,000
Total estimated cost over next 5 years			255,000

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

X Original Statement		Revised Statement			
Development Number	000	Development Name (or indicate PHA wide)	HA-Wide		
Description of Needed Physical Improvements or Management Improvements					Estimated Cost
Fence repairs/replacement					\$15,000
↓					\$15,000
↓					\$15,000
↓					\$15,000
↓					\$15,000
Parking lot cleaning & striping					\$20,000
↓					\$20,000
↓					\$20,000
↓					\$20,000
↓					\$20,000
Total estimated cost over next 5 years					\$175,000

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHA from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

X Original Statement		Revised Statement	
Development Number	000	Development Name (or indicate PHA wide)	HA-Wide
		Description of Needed Physical Improvements or Management Improvements	Estimated Cost
		Replace bath tubs	\$20,000
		↓	\$20,000
		↓	\$20,000
		↓	\$20,000
		↓	\$20,000
		Termite treatment	\$15,000
		↓	\$15,000
		↓	\$15,000
		↓	\$15,000
		↓	\$15,000
		Exterior improvements, up to but not limited to stem walls, exterior windows doors, brick tuckpointing and repairs, storm windows & doors, security screens, etc.	\$10,000
		↓	\$10,000
		↓	\$10,000
		Interior improvements as outlined/necessary to modernize units	\$303,160
		↓	\$303,160
		↓	\$303,160
		↓	\$303,160
		↓	\$303,160
		Total estimated cost over next 5 years	\$1,740,800

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHA from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

X Original Statement		Revised Statement	
Development Number	000	Development Name (or indicate PHA wide)	HA-Wide
		Description of Needed Physical Improvements or Management Improvements	Es
		Vinyl siding repairs/replacement	

↓	
↓	
Floor tile repairs/replacement	
↓	
Roof repairs/replacement	
↓	
Install Security Lighting	
Total estimated cost over next 5 years	

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

<input checked="" type="checkbox"/> Original Statement		Revised Statement	
Development Number	000	Development Name (or indicate PHA wide)	HA-Wide
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
		Computer equipment	\$25,000
		↓	\$25,000
		↓	\$25,000
		↓	\$25,000
		Bulletproof vests for Security	\$5,000
		↓	\$5,000
		Repair/replace Security radios	\$5,000
		↓	\$5,000
		Maintenance tools	\$10,000
		↓	\$10,000
		↓	\$10,000
		↓	\$10,000
		Lobby furnishing & amenities	\$7,000
		↓	\$7,000
		↓	\$7,000
		↓	\$7,000
		Total estimated cost over next 5 years	\$230,000

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

<input checked="" type="checkbox"/> Original Statement		Revised Statement	
Development Number	000	Development Name (or indicate PHA wide)	HA-Wide
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Grounds equipment			\$15,000
↓			\$15,000
↓			\$15,000
↓			\$15,000
Contingency			\$30,000
↓			\$30,000
↓			\$30,000
↓			\$30,000
Security lighting			\$36,046
Mastermetering requirements			\$50,000
↓			\$9,000
↓			\$9,000
↓			\$9,000
↓			\$9,000
Total estimated cost over next 5 years			\$326,046

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

X Original Statement		Revised Statement		
Development Number	OKLA 2-1	Development Name (or indicate PHA wide)		
		Will Rogers Courts		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost
Hot water storage tanks and hot water heaters at 3 basements				\$15,000
Repair porches, steps & brick				\$60,000
Sidewalk & driveway repairs				\$40,000
Architect fees to remodel Community Center				\$14,000
Remodel/modernize Community Center				\$150,000
Modernize 3 playgrounds				\$165,000
Total estimated cost over next 5 years				\$444,000

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for each improvement or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

<input checked="" type="checkbox"/> Original Statement		Revised Statement	
Development Number	Development Name (or indicate PHA wide)		
OKLA 2-4	Marie McGuire Plaza		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	
Repair trash chute		\$35,000	
Engineering fees for replacement of Mechanical System		\$50,000	
Replacement of Mechanical System Phase I		\$1,007,656	
↓ Phase II		\$900,000	
Ranges & Refrigerators		\$80,000	
Total estimated cost over next 5 years		\$2,072,656	

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for each improvement or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

<input checked="" type="checkbox"/> Original Statement		Revised Statement	
Development Number	Development Name (or indicate PHA wide)		
OKLA 2-7			
Description of Needed Physical Improvements or Management Improvements			

Install cement fiberboard siding with lead-based paint abatement.
15 single story buildings
58 single story buildings

19, 2-story build

Engineer for Geothermal Installation

Lead-based paint testing

Modernize 4 playgrounds

Architect service for design of laundry facility

Total estimated cost over next 5 years

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

<input checked="" type="checkbox"/> Original Statement		Revised Statement	
Development Number	Development Name (or indicate PHA wide)		
OKLA 2-9	Classen Senior Center		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	
Repair trash chute		\$25,000	
Interior modernization of 10 units		\$145,500	
Engineering fees to replace heat pumps		\$15,000	
Replace heat pumps		\$200,000	
Total estimated cost over next 5 years		\$385,500	

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

X Original Statement		Revised Statement	
Development Number	Development Name (or indicate PHA wide)		
OKLA 2-11	Shartel Towers		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	
Engineer fees to update outdate breaker panels		\$20,000	
Update electrical breaker panels.		\$90,000	
Repair trash chute		\$25,000	
Engineering fees to replace chiller system.		\$40,000	
Engineering fees to replace cast iron drain lines		\$25,000	
Replace chiller system & relocate fan coils from ceiling to wall units		\$674,406	
Replace cast iron sewer lines at bathroom/kitchen risers		\$200,000	
Replace shut-off valves for domestic water lines		\$80,800	
Install vent hoods		\$15,000	
Total estimated cost over next 5 years		\$1,170,206	

Engineer for Geothermal Installation	\$5
Geothermal Installation Phase I	\$22
Geothermal Installation Phase II	\$48
Modernize 2 playgrounds	\$100
Architect for design of Laundry Mat	\$10
Engineer fees to replace outdate main breakers	\$10
Replace main breakers	\$75
Erosion control	\$20
Overlay parking lot	\$20
Total estimated cost over next 5 years	\$1,27

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

<input checked="" type="checkbox"/> Original Statement		Revised Statement		
Development Number	Development Name (or indicate PHA wide)			
OKLA 2-14	Fred Factory Gardens			
Description of Needed Physical Improvements or Management Improvements				Estimated Cost
Modernize 1 playgrounds				\$20,000
Engineer for Geothermal design				\$25,000
Architect design updated Community Center				\$15,000
Update Community Center				\$50,000
Total estimated cost over next 5 years				\$110,000

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

<input checked="" type="checkbox"/> Original Statement		Revised Statement	
Development Number	Development Name (or indicate PHA wide)		
OKLA 2-15	Danforth Senior Center		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Repair trash chute			\$12,000
Resurface parking lot			\$25,000
Install ball valves on 3rd floor			\$25,000
Replace wood floors on balconies			\$5,000
Replace kitchen cabinets			\$60,000
Install bath tub liners			\$20,000
Total estimated cost over next 5 years			\$147,000

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

<input checked="" type="checkbox"/> Original Statement		Revised Statement	
Development Number	Development Name (or indicate PHA wide)		
OKLA 2-23	Reding Senior Center		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	
Replace kitchen cabinets & countertops in Community Center		\$35,000	
Replace shower pans in handicap units		\$5,000	
Install thermalpane windows		\$210,000	
Update laundry facilities heaters & lights		\$10,000	
Repair/replace sidewalks		\$10,000	
Install guttering		\$20,000	
Total estimated cost over next 5 years		\$290,000	

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

<input checked="" type="checkbox"/> Original Statement		Revised Statement	
Development Number	Development Name (or indicate PHA wide)		
OKLA 2-25	Wyatt F. Jeltz Center		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	
Repair trash chute		\$63,000	
Install safety rails between tub/shower and commodes		\$30,000	
Engineer fees to replace all windows		\$50,000	
Replace windows		\$226,606	
Install venthoods		\$80,000	
Replace pantry doors		\$100,000	
Install cove base in hallways		\$25,000	
Repair 4 exterior doors & frames on east side of bldg. By mech area		\$15,000	
Total estimated cost over next 5 years		\$589,606	

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as needed to include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund

CFP 5-Year Action Plan-OKLAHOMA CITY HOUSING AUTHORITY

<input checked="" type="checkbox"/> Original Statement		Revised Statement	
Development Number	Development Name (or indicate PHA wide)		
OKLA 2-29	Hillcrest Senior Center		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Replace range hoods			\$36,000
Engineering to update Fire Alarm/Emergency Call Systems			\$39,000
Replace Fire Alarm/Emergency Call Systems			\$450,000
Replace cabinets & countertops			\$150,000
Repair trash chute			\$27,000
Replace kitchen cabinets & countertops in Community Center			\$35,000
Install security screens on ground floor apartments		17 apts.	\$8,000
Replace windows in sitting areas			\$30,000
Total estimated cost over next 5 years			\$775,000

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

1. Development name:

2. Development (project) number:

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

The Oklahoma City Housing Authority will dispose of two properties identified below.

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Vacant Lot 2433 SW 34th 1b. Development (project) number: OKLA 287-281
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: November 2006
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: November 2006 b. Projected end date of activity: June 2007

Demolition/Disposition Activity Description
1a. Development name: House 1228 NE 7th 1b. Development (project) number: OKLA 023-218
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)

Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: November 2006
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: June 2007 b. Projected end date of activity: June 2006

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

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name: Shartel Towers	
1b. Development (project) number: OK56P002011	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(07/31/00)</u>	
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 201	
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
Designation of Public Housing Activity Description	
1a. Development name: Hillcrest Senior Center	
1b. Development (project) number: OK56P002029	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(07/31/00)</u>	
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?	
7. Number of units affected: 101	
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
Designation of Public Housing Activity Description	

1a. Development name: Reding Senior Center 1b. Development (project) number: OK56P002023
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (07/31/00)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected: 101 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Danforth Senior Center 1b. Development (project) number: OK56P002015
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (07/31/00)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 101 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Wyatt F. Jeltz Senior Center 1b. Development (project) number: OK56P002025

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway	
<input type="checkbox"/> Assessment results submitted to HUD	
<input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next	

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

SPECIAL NOTE:

The PHA does administer a Public Housing Homeownership Program under the ROSS program.

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

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

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 07/31/06)
Public Housing		
Section 8	41	50

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

All developments are equally affected.

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

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

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

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

All developments are equally affected.

C. Coordination between PHA and the police

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

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

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

All developments are equally affected.

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: OK002a01)

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

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

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

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (File name)

Provided below:

The Resident Advisory Board received copies of the Plan's Executive Summary prior to their meeting and were afforded special opportunities to review the Plan. On September 6, 2006, several members of the Board (public housing and Section 8 residents) met and discussed the Plan. All persons attending were very supportive and complimentary.

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: Oklahoma City, Oklahoma

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

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

D. Other Information Required by HUD

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

Attachments

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

Statement of Progress – Attachment OK002a01

Capital Fund Program: Performance and Evaluation Report FY 01 – Attachment OK003b01

Capital Fund Program: Performance and Evaluation Report FY 02 – Attachment OK004c01

Capital Fund Program: Performance and Evaluation Report FY 03 – Attachment OK005d01

Voluntary Conversion Required Initial Assessment – Attachment OK002e01

Section 8 Homeownership Capacity Statement – Attachment OK002f01

Resident Assessment Survey – Follow-up Plan – Attachment OK002g01

Organizational Chart– Attachment OK002h01

Violence Against Women – Attachment OK002i01

Statement of Progress

Attachment to the
FY 2007 Annual Plan

The Oklahoma City Housing Authority had good success in meeting several goals and objectives listed in the Five Year Plan.

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

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

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

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

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

A major goal listed in our FY 2000 Plan was to improve our Physical Inspection score under the Public Housing Assessment System. We are pleased to report as a result of several innovative programs we achieved the rank - High Performer - in 2005.

A major goal listed in our Plan was to improve our score under the Section Eight Management Assessment Program. We are pleased to report as a result of several innovative programs our score was a perfect 100% for three years. Because of a discrepancy in the reporting system the Section 8 program is a Standard Performer for 2006.

We have implemented several Section 8 Project Based Initiatives to address the needs of special populations.

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

Resident Member on Board of Commissioners

Attachment to the
FY 2007
Annual Plan

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

At present, Ms. Lillie Swope serves as a Commissioner and is a resident of a scattered site. Her current term expires June 30, 2008.

Membership of the Resident Council

(as of September 1, 2006)

Marie McGuire Plaza OKLA 2-4

Ms. Shirley Baxter
Ms. Effie Yott

The Towers Apartments OKLA 2-8

Ms. Alena Gentry
Ms. Velma Jones

Classen Senior Center OKLA 2-9

Ms. Shirley Naugle
Ms. Elizabeth (Janie) Bonner

Shartel Towers OKLA 2-11

Vacant

Louis F. Danforth Center OKLA 2-15

Vacant

Andrews Square OKLA 2-18

Ms. Lena Boufford
Ms. Jocie Hock

Reding Senior Center OKLA 2-23

Mr. Oscar (Joe) Christian
Ms. Mary Heath

Wyatt F. Jeltz Center OKLA 2-25

Vacant

Hillcrest Senior Center OKLA

2-29

Ms. Joan Richardson

Candle Lake Senior Center OKLA

2-30

Ms. MaDonna McMurray
Ms. Donna Todd

Will Rogers Courts OKLA 2-1

Vacant

Oak Grove OKLA 2-7

Vacant

Ambassador Courts OKLA 2-12

Vacant

Sooner Haven OKLA 2-13

Ms. Corean Brothers
Ms. Carolyn Webster

Fred Factory Gardens OKLA 2-14

Vacant

Scattered Sites

Mr. Urshell Darling
Ms. Naomi Minor

Section 8

Hope Richardson
Michelle Yearby
Debra Schweickart
Ruth Hill
Betty Pool

HA/IHA Name Capital Fund Number FFY of Grant Approval

 OKLAHOMA CITY HOUSING AUTHORITY OK56P0250103 2003

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CF Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	378,513	0	378,513	378,513
3	1408 Management Improvement	757,026	-3,320	753,706	753,706
4	1410 Administration	378,606	0	378,606	378,606
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees & Costs	187,764	0	187,763	186,713
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	80,862	850	81,712	81,712
10	1460 Dwelling Structures	1,869,607	4,086	1,873,694	1,873,694
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	113,725	3,499	117,224	117,223
14	1485 Demolition	9,880	0	9,880	9,880
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Costs	4,034	0	4,034	4,033
17	1498 Mod Used for Development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 19)	5,115	-5,115	0	0
19	Amt of Annual Grant (Sum of lines 2 - 18)	3,785,132	0	3,785,132	3,784,081
20	Amt of line 19 Related to LBP Activities	0	0	0	0
21	Amt of line 19 Related to Section 504 Compliance	0	0	0	0
22	Amt of line 19 Related to Security	248,573	8,268	256,840	256,840
23	Amt of line 19 Related to Energy Consvrvatn Measures	0	0	0	0

Signature of Executive Director and Date Signature of Pub. Hou. Dir./Office of Native Amer. Programs Administrator and Date

(1) To be completed for Performance & Evaluatn Rpt or Revised Annl Statement. (2) To be completed for Performance & Evaluatn Rpt

Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
HA-WIDE HA-WIDE	OPERATING BUDGET	1406	100.00%	378,513	0	378,513	378,513	COMPLETED JAN. 13, 2006
1 b.	SALARIES FOR 7 SECURITY GUARDS	1408	7	189,252	15,905	205,157	205,157	COMPLETED FEB 25, 2004 FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
1 c.	EBC FOR 7 SECURITY GUARDS	1408	7	47,313	4,004	51,317	51,317	COMPLETED MAR. 31, 2004 FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
1 d.	COMPUTER SOFTWARE	1408	100.00%	12,836	-7,946	4,890	4,890	COMPLETED OCT. 6, 2005 FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
1 e.	STAFF TRAINING	1408	100.00%	12,835	0	12,835	12,835	COMPLETED APR 6, 2005
1 f.	HOMELESS COORDINATOR	1408	1	18,360	-11,279	7,081	7,081	COMPLETED JUN. 2004 FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
1 g.	EBC FOR HOMELESS COORDINATOR	1408	1	4,590	-4,004	586	586	COMPLETED JUN. 2004 FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
1 h.	REHAB SALARIES-30%	1408	30.00%	377,472	0	377,472	377,472	COMPLETED NOV 24, 2004
1 i.	EBC FOR REHAB	1408	30.00%	94,368	0	94,368	94,368	COMPLETED JAN 27, 2005
	NONTECHNICAL SALARIES	1410	7	75,617	0	75,617	75,617	

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	TECHNICAL SALARIES	1410	12	224,793	0	224,793	224,793	
	EMPLOYEE BENEFITS CONTRIBUTION	1410	19	75,103	0	75,103	75,103	
	ADVERTISING COSTS FOR INVITATION TO BID AND REQUESTS FOR PROPOSALS	1410	100.00%	3,093	0	3,093	3,093	
	LIQUIDATED DAMAGES	1415		0	0	0	0	
	ARCHITECT & ENGINEERING MISC FEES	1430	100.00%	14,612	0	14,612	13,562	BALANCE OF ARCHITECT'S FEES FOR HANDICAP MOD AT 2-13, STILL PENDING.
	ASBESTOS & LEAD-BASED PAINT TESTING	1430	31	1,872	0	1,872	1,872	OKLA 2-1, 1 UNIT OKLA 2-4, 1 UNIT OKLA 2-7, 26 UNITS OKLA 2-9, 1 UNIT OKLA 2-14, 2 UNITS
	INSPECTOR SALARIES/EBC FOR JOEL EVERETT & GIL JONES	1430	2	89,430	0	89,430	89,430	
	REPRODUCTION COSTS FOR A & E MATL	1430	100.00%	12	0	12	12	
	REPAIR/REPLACE UTILITY LINES	1450	9	11,796	850	12,646	12,646	OKLA 2-3, 5 UNITS OKLA 2-6, 1 UNIT OKLA 2-11, 1 UNIT OKLA 2-33, 2 UNITS FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expndd(2)	
	LANDSCAPE IMPROVEMENTS & TREE REMOVAL	1450	4	2,615	0	2,615	2,615	OKLA 2-1, 1 UNIT OKLA 2-3, 2 UNITS OKLA 2-23, 1 UNIT
	CONCRETE IMPROVEMENTS & REPAIRS	1450	21	21,942	0	21,942	21,942	SECURITY PARKING LOT OKLA 2-1, 3 UNITS OKLA 2-3, 1 UNIT OKLA 2-12, 1 UNIT OKLA 2-13, 9 UNITS OKLA 2-23, 4 UNITS OKLA 2-25, 2 UNITS OKLA 2-33, 1 UNIT
	FENCE REPAIR & REPLACEMENT	1450	11	14,459	0	14,459	14,459	OKLA 2-7, 1 AREA OKLA 2-11, 1 AREA OKLA 2-12, 2 UNITS OKLA 2-13, 3 UNITS OKLA 2-21, 1 UNIT OKLA 2-22, 1 UNIT OKLA 2-25, 1 UNIT OKLA 2-30, 1 UNIT
	PARKING LOT CLEANING & STRIPING	1450	3	550	0	550	550	OKLA 2-4, CURBS & FIRE LANES OKLA 2-25, CURBS & FIRE LANES OKLA 2-14, 1 AREA
	AIR-CONDITIONING INSTALLATION	1460	5	20,000	0	20,000	20,000	OKLA 2-6, 1 UNIT OKLA 2-35, 1 UNIT OKLA 2-36, 1 UNIT OKLA 2-38, 2 UNITS
	INSTALLATION OF FIRE SUPPRESSION SYSTEMS	1460	2	4,900	0	4,900	4,900	OKLA 2-7, 1 UNIT OKLA 2-8, REPAIR HEADS

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Obligtd(2)	Expnded(2)	
REPLACE BATH TUBS		1460	9	15,542	0	15,542	15,542	OKLA 2-9, 3 UNITS OKLA 2-11, 2 UNITS OKLA 2-12, 1 UNIT OKLA 2-14, 1 UNIT OKLA 2-33, 2 UNITS
TERMITE TREATMENT		1460	6	2,364	0	2,364	2,364	OKLA 2-7, 3 UNITS OKLA 2-18, 1 UNIT OKLA 2-21, 1 UNIT OKLA 2-22, 1 UNIT
EXTERIOR IMPROVEMENT UP TO BUT NOT LIMITED TO STEM WALLS, EXTERIOR WINDOWS, DOORS, BRICK TUCKPOINTING, STORM WINDOWS & DOORS, SECURITY SCREENS, ETC.		1460	14	15,480	0	15,480	15,480	OKLA 2-1, 1 UNIT OKLA 2-3, 7 UNITS OKLA 2-6, 1 UNIT OKLA 2-9, 1 UNIT OKLA 2-12, 1 UNIT OKLA 2-32, 1 UNIT OKLA 2-33, 1 UNIT OKLA 2-34, 1 UNIT

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	INTERIOR IMPROVEMENTS AS NECESSARY TO MODERNIZE UNITS	1460	55	301,098	1,428	302,526	302,526	OKLA 2-1, 1 UNIT OKLA 2-3, 24 UNITS OKLA 2-4, 2 UNITS OKLA 2-6, 5 UNITS OKLA 2-7, 2 UNITS OKLA 2-11, 1 UNIT OKLA 2-12, 2 UNITS OKLA 2-32, 2 UNITS OKLA 2-33, 4 UNITS OKLA 2-34, 7 UNITS OKLA 2-35, 2 UNITS OKLA 2-36, 1 UNIT OKLA 2-38, 2 UNITS FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	EXTERIOR SIDING	1460	2	6,592	0	6,592	6,592	OKLA 2-3, 1 UNIT OKLA 2-23, 1 UNIT

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	FLOOR TILE REPAIR/REPLACEMENT	1460	24	29,224	4,673	33,897	33,897	OKLA 2-1, 1 UNIT OKLA 2-3, 6 UNITS OKLA 2-4, 2 UNITS OKLA 2-8, 2 UNITS OKLA 2-14, 2 UNITS OKLA 2-18, 4 UNITS OKLA 2-21, 1 UNIT OKLA 2-23, 1 UNIT OKLA 2-25, 1 UNIT OKLA 2-29, 1 UNIT OKLA 2-33, 1 UNIT OKLA 2-35, 1 UNIT OKLA 2-38, 1 UNIT FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	ROOF REPAIR/REPLACEMENT	1460	17	40,666	0	40,666	40,666	OKLA 2-1, 1 UNIT OKLA 2-3, 8 UNITS OKLA 2-18, REPAIRS OKLA 2-33, 4 UNITS OKLA 2-34, 2 UNITS OKLA 2-38, 1 UNIT
	FOUNDATION STABILIZATION	1460	0	0	0	0	0	NO TROUBLE IN THIS AREA THIS YEAR. FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALLS
	COMPUTER EQUIPMENT	1475	100.00%	20,000	15,161	35,161	35,161	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	BULLETPROOF VEST FOR SECURITY	1475	100.00%	7,008	-7,008	0	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SECURITY RADIOS REPAIRS/REPLACEMENT	1475	100.00%	5,000	-4,633	367	367	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	MAINTENANCE TOOLS	1475	100.00%	11,663	0	11,663	11,663	
	GROUNDS EQUIPMENT	1475	100.00%	13,453	0	13,453	13,453	
	MAINTENANCE REPAIR/REPLACE RADIOS	1475	100.00%	5,772	-21	5,751	5,751	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	LOBBY FURNISHINGS	1475	100.00%	7,001	0	7,001	7,000	ALL FUNDS EXPENDED. \$1.00 DIFFERENCE DUE TO ROUNDING.
	ONE MAINT. VEHICLE & ONE EXCAVATOR	1475	100.00%	43,828	0	43,828	43,828	
	DEMOLITION OF 3 UNITS	1485	100.00%	9,880	0	9,880	9,880	Demolition completed
	RELOCATION	1495	5	3,958	0	3,958	3,958	
	CONTINGENCY FUNDS	1502	100.00%	5,115	-5,115	0	0	TRANSFERRED TO HA WIDE UTILITY LINES, FLOOR TILE, INTERIORS & SALARIES
	SUBTOTAL			2,239,977	2,015	2,241,992	2,240,941	

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
OK-02-01 WILL ROGERS CT	INSTALL BATHTUB LINERS @ \$905 EACH	1460	87	78,750	0	78,750	78,750	
	SUBTOTAL			78,750	0	78,750	78,750	
OK-02-04 MARIE MCGUIRE PLAZA	ARCHITECT FEES FOR DESIGN TO CONVERT 120 ZERO BEDROOM UNITS TO 60 ONE BEDROOM UNITS	1430	120	6,567	0	6,567	6,567	
	SUBTOTAL			6,567	0	6,567	6,567	
OK-02-07 OAK GROVE	HANDICAP CONVERSION	1430		0	0	0	0	WORK FUNDED IN 2004 EXCESS FUNDS TRANSFER TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	REROOF 10 BUILDINGS	1460	10	73,600	0	73,600	73,600	
	INTERIOR MODERNIZATION	1460	12	73,626	0	73,626	73,626	
	SUBTOTAL			147,226	0	147,226	147,226	
OK-02-11 SHARTEL TOWERS	RESEAL WINDOWS NEW LINE ITEM APPROVED IN FIVE-YEAR PLAN	1460		20,900	0	20,900	20,900	
	SUBTOTAL			20,900	0	20,900	20,900	

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnd(2)	
OK-02-12 AMBASSADOR COURTS	REPLACE BATHTUBS, REPAIR SUBFLOORS & RETILE 50 UNITS	1460	50	100,277	0	100,277	100,277	
	SUBTOTAL			100,277	0	100,277	100,277	
OK-02-13 SOONER HAVEN	REPAIR SIDEWALKS, PARKING LOTS & DRIVEWAYS	1450	25.00%	29,500	0	29,500	29,500	
	INTERIOR MODERNIZATION, INCLUDE JOIST REPAIRS, EXTERIOR WINDOWS, ETC	1460	10	215,736	0	215,736	215,736	
	RELOCATON	1495	100.00%	76	0	76	76	
	SUBTOTAL			245,312	0	245,312	245,312	
OK-02-14 FRED FACTORY GARDENS	BIRD CONSTRUCTION-LITIGATION SINCE 1994	1460	100.00%	130,247	0	130,247	130,247	
	SUBTOTAL			130,247	0	130,247	130,247	
OK-02-15 LOUIS F DANFORTH SR CENTER	REPLACE CHILL WATER LINES ON 3RD FLOOR FROM HALLWAY TO MECHANICAL WITH SHEETROCK REPAIRS AS NECESSARY	1460	100.00%	2,015	-2,015	0	0	REPAIRED BY MAINTENANCE FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			2,015	-2,015	0	0	

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				Original	Revised(1)	Funds Obligt(2)	Funds Expded(2)	
OK-02-25 WYATT F JELTZ SR CR	A & E FIRE ALARM & EMERGENCY CALL SYSTEM	1430	100.00%	25,471	0	25,471	25,471	
	A & E FOR ELEVATOR UPDATE	1430	100.00%	17,500	0	17,500	17,500	
	FIRE ALARM & EMERGENCY CALL SYSTEM	1460	100.00%	201,330	0	201,330	201,330	
	ELEVATOR MODERNIZATION	1460	100.00%	476,141	0	476,141	476,141	
	SUBTOTAL			720,442	0	720,442	720,442	
OK-02-30 CANDLE LAKE SR CR	A & E FIRE ALARM & EMERGENCY CALL SYSTEM	1430	100.00%	28,500	0	28,500	28,500	
	ARCH. & ENG. FEES TO DESIGN ELEVATOR MODERNIZATION	1430	100.00%	3,800	0	3,800	3,800	
	FIRE ALARM & EMERGENCY CALL SYSTEM	1460	100.00%	61,119	0	61,119	61,119	
	SUBTOTAL			93,419	0	93,419	93,419	
	GRAND TOTALS			3,785,132	0	3,785,132	3,784,080	

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Development Number/Name	All Funds Oblg.(Qtr. End. Dt.)			All Funds Expd.(Qtr. End. Dt.)			Reasons for Revised Target Dates
	Original	Rvisd(1)	Actl(1)	Original	Rvisd(1)	Actl(2)	
HA-WIDE HA-WIDE							
1 b.	09/16/05		09/30/03	09/16/07		03/31/04	
1 c.	09/16/05		09/30/03	09/16/07		03/31/04	
1 d.	09/16/05		09/12/05	09/16/07		10/06/05	
1 e.	09/16/05		06/30/05	09/16/07		06/30/05	
1 f.	09/16/05		09/30/03	09/16/07		06/23/04	
1 g.	09/16/05		09/30/03	09/16/07		06/23/04	
1 h.	09/16/05		09/30/03	09/16/07		12/31/04	
1 i.	09/16/05		09/30/03	09/16/07		03/31/05	
OK-02-01 WILL ROGERS CT	09/16/05		03/31/05	09/16/07		07/07/05	
OK-02-04 MARIE MCGUIRE PLAZA	09/16/05		06/30/04	09/16/07		03/31/05	
OK-02-07 OAK GROVE	09/16/05		06/30/05	09/16/07		09/28/05	
OK-02-11 SHARTEL TOWERS	09/16/05		03/30/05	09/16/07		03/30/05	
OK-02-12 AMBASSADOR COURTS	09/16/05		03/31/04	09/16/07		06/30/04	
OK-02-13 SOONER HAVEN	09/16/05		06/30/05	09/16/07		07/13/05	
OK-02-14 FRED FACTORY GARDENS	09/16/05		06/30/04	09/16/07		03/31/05	

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	Original	Rvisd(1)	Actl(1)	Original	Rvisd(1)	Actl(2)	
OK-02-15 LOUIS F DANFORTH SR CENTER	09/16/05		07/31/05	09/16/07		07/31/05	
OK-02-25 WYATT F JELTZ SR CR	09/16/05		06/30/04	09/16/07		05/30/06	
OK-02-30 CANDLE LAKE SR CR	09/16/05		06/30/04	09/16/07		07/19/05	

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 OKLAHOMA CITY HOUSING AUTHORITY OK56P0250104 2004

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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CF Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	378,513	-11,124	233,298	167,979
3	1408 Management Improvement	757,026	0	746,671	723,721
4	1410 Administration	378,513	62	378,575	289,477
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	-301	-1,192
7	1430 Fees & Costs	239,899	-62	207,198	161,619
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	55,000	-35,633	19,367	19,367
10	1460 Dwelling Structures	1,996,689	92,372	1,272,104	1,125,778
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	521,400	-7,270	114,130	114,130
13	1475 Nondwelling Equipment	84,157	-253	75,944	75,944
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1498 Mod Used for Development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 19)	38,092	-38,092	0	0
19	Amt of Annual Grant (Sum of lines 2 - 18)	4,449,289	0	3,046,987	2,676,822
20	Amt of line 19 Related to LBP Activities	2,000	0	618	618
21	Amt of line 19 Related to Section 504 Compliance	5,000	3,800	8,800	5,000
22	Amt of line 19 Related to Security	248,565	22,950	266,615	243,665
23	Amt of line 19 Related to Energy Consvrvatn Measures	680,000	-8,471	181,957	177,397

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
OK-02-00 HA-WIDE	OPERATING BUDGET	1406	100.00%	358,513	-11,124	233,298	167,979	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALLS
	SECURITY SALARY FOR 7 GUARDS	1408	7	189,252	18,360	207,612	189,252	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	EMPLOYEE BENEFITS FOR 7 SEC. GUARDS	1408	7	47,313	4,590	51,903	47,313	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	COMPUTER SOFTWARE	1408	100.00%	12,836	0	2,481	2,481	
	STAFF TRAINING	1408	100.00%	12,835	0	12,835	12,835	
	HOMELESS COORDINATOR	1408	1	18,360	-18,360	0	0	POSITION CANCELED FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALLS
	EMPLOYEE BENEFIT FOR HOMELESS COORD	1408	1	4,590	-4,590	0	0	POSITION CANCELED FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORFALLS
	REHAB SALARIES	1408	10	377,472	0	377,472	377,472	
	EMPLOYEE BENEFITS FOR REHAB	1408	10	94,368	0	94,368	94,368	
	NONTECHNICAL SALARIES	1410	9	75,617	432	76,049	76,049	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	TECHNICAL SALARIES	1410	9	224,793	-432	224,361	135,262	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	EMPLOYEE BENEFITS	1410	18	75,103	0	75,103	75,103	
	ADVERTISING COSTS	1410	100.00%	3,000	62	3,062	3,062	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	LIQUIDATED DAMAGES	1415		0	0	-301	-1,192	
	ARCHTECT/ENGINEER MISC DESIGN FEES	1430	100.00%	58,550	-2,431	29,456	22,458	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	ASBESTOS & LBP TESTING	1430	2	2,000	0	618	618	OKLA 2-4, ASBESTOS TEST ON 3-WAY VALVE OKLA 2-25, ASBESTOS TEST FLOOR TILE MASTIC
	INSPECTION SERVICES FOR TWO TECHNICAL SERVICES PERSONNEL	1430	2	89,430	0	89,430	89,430	
	REPRODUCTION COSTS FOR A & E MATERIALS	1430	100.00%	1,000	-22	185	185	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALLS

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	REPAIR/REPLACE UTILITY LINES	1450	11	15,000	-7,499	7,501	7,501	OKLA 2-3, 4 UNITS OKLA 2-7, 1 UNIT OKLA 2-8, 2 UNITS OKLA 2-12, 2 UNITS OKLA 2-13, 2 UNITS FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	LANDSCAPE IMPROVEMENTS & TREE REMOVAL	1450	3	10,000	-8,465	1,535	1,535	OKLA 2-1, 2 UNITS OKLA 2-34, 1 UNIT FUNDS TRANSFERRED TO OTHER UNITS TO COVER BUDGET SHORTFALL
	REPAIR/REPLACE CONCRETE	1450	2	10,000	-5,612	4,388	4,388	OKLA 2-1, 1 UNIT OKLA 2-3, 1 UNIT FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	REPAIR/REPLACE FENCES	1450	1	10,000	-6,575	3,425	3,425	SECURITY GATE FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	PARKING LOT CLEANING & RESTIPING	1450	10	10,000	-7,482	2,518	2,518	OKLA 2-4, STRIPING OKLA 2-8, STRIPING OKLA 2-9, STRIPING OKLA 2-11, STRIPING OKLA 2-15, STRIPING OKLA 2-18, STRIPING OKLA 2-23, STRIPING OKLA 2-25, STRIPING OKLA 2-29, STRIPING OKLA 2-30, STRIPING FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	AIR CONDITIONING INSTALLATION	1460	0	20,000	-20,000	0	0	WORK DONE IN CONJUNCTION WITH INTERIOR MODERNIZATION. FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	INSTALLATION OF FIRE SUPPRESSION SYSTEMS	1460	0	20,000	-20,000	0	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	REPLACE BATH TUBS	1460	15	20,000	5,805	25,805	25,805	OKLA 2-1, 1 UNIT OKLA 2-3, 1 UNIT OKLA 2-9, 2 UNITS OKLA 2-11, 1 UNIT OKLA 2-13, 2 UNITS OKLA 2-18, 2 UNITS OKLA 2-23, 2 UNITS OKLA 2-29, 3 UNITS OKLA 2-30, 1 UNIT FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	TERMITE TREATMENT	1460	21	15,000	-4,525	10,475	10,475	OKLA 2-3, 8 UNITS OKLA 2-4, 1 UNIT OKLA 2-6, 2 UNITS OKLA 2-7, 2 UNITS OKLA 2-12, 2 UNITS OKLA 2-14, 1 UNIT OKLA 2-18, 1 UNIT OKLA 2-23, 1 UNIT OKLA 2-33, 1 UNIT OKLA 2-34, 1 UNIT OKLA 2-36, 1 UNIT FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	EXTERIOR IMPROVEMENTS UP TO BUT NOT LIMITED TO STEM WALLS, EXTERIOR WINDOWS & DOORS, BRICK TUCKPOINTING STORM WINDOWS & DOORS, SECURITY SCREENS, ETC.	1460	16	10,000	2,558	12,558	12,558	OKLA 2-3, 1 UNIT OKLA 2-4, SIGNS OKLA 2-6, 1 UNIT OKLA 2-8, SIGNS OKLA 2-9, SIGNS OKLA 2-11, SIGNS OKLA 2-15, SIGNS OKLA 2-18, SIGNS OKLA 2-23, SIGNS/1 SITE OKLA 2-25, SIGNS OKLA 2-25, DOORS OKLA 2-29, SIGNS OKLA 2-29, CURB REPAIRS OKLA 2-30, SIGNS OKLA 2-33, 2 UNITS FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	INTERIOR MODERNIZATION AS NECESSARY	1460	36	106,670	321,021	427,691	427,691	OKLA 2-3, 11 UNITS OKLA 2-6, 4 UNITS OKLA 2-7, 9 UNITS OKLA 2-12, 6 UNITS OKLA 2-14, 3 UNITS OKLA 2-34, 2 UNITS OKLA 2-36, 1 UNIT FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALLS

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	EXTERIOR SIDING	1460	0	10,000	-10,000	0	0	WORK DONE IN CONJUNCTION WITH MODERNIZATION OF UNIT FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	FLOOR TILE REPAIR/REPLACEMENT	1460	24	20,000	21,985	41,985	41,985	OKLA 2-1, 1 UNIT OKLA 2-3, 6 UNITS OKLA 2-4, 1 UNIT OKLA 2-8, 9 UNITS OKLA 2-11, 1 UNIT OKLA 2-12, 2 UNITS OKLA 2-13, 1 UNIT OKLA 2-23, 1 UNIT OKLA 2-29, 1 UNIT OKLA 2-30, 1 UNIT FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	ROOF REPAIRS/REPLACEMENT	1460	6	20,000	-3,487	16,513	16,513	OKLA 2-3, 5 UNITS OKLA 2-12, 1 UNIT FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	FOUNDATION STABILIZATION	1460	3	20,000	-12,960	7,040	7,040	OKLA 2-3, 3 UNITS FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	INSTALL AUTOMATIC DOORS AT CENTRAL OFFICE	1470	2	5,000	0	5,000	5,000	

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	COMPUTER EQUIPMENT	1475	5	20,000	0	20,000	20,000	
	BULLETPROOF VESTS FOR SECURITY	1475	7	7,000	0	2,675	2,675	
	REPAIR/REPLACE SECURITY RADIOS	1475	5	5,000	0	4,425	4,425	
	MAINTENANCE TOOLS	1475	20	11,470	5,859	17,329	17,329	FUNS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALLS
	GROUNDS EQUIPMENT	1475	3	13,530	-7,980	5,550	5,550	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALLS
	REPAIR/REPLACE MAINTENANCE RADIOS	1475	5	6,000	0	2,940	2,940	
	LOBBY FURNISHING & AMENITIES	1475	100.00%	7,000	0	7,000	7,000	
	PICK-UP TRUCK FOR REHAB	1475	1	14,157	1,868	16,025	16,025	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	CONTINGENCY FUNDS	1502	100.00%	38,092	-38,092	0	0	FUNDS TRANSFERRED TO INTERIOR MOD HA WIDE
	SUBTOTAL			2,088,951	192,904	2,120,310	1,935,053	
OK-02-01 WILL ROGERS CT	INSTALLATION OF BATHTUB LINERS	1460	40	12,970	0	12,970	12,970	

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	SUBTOTAL			12,970	0	12,970	12,970	
OK-02-03 SCATTERED SITES	REPLACE WOODEN SCREEN DOORS WITH METAL DOORS	1460	100.00%	70,000	10,829	80,829	80,829	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			70,000	10,829	80,829	80,829	
OK-02-04 MARIE MCGUIRE PLAZA	INSTALL STAIRTREADS & RETILE STAIRS	1470	100.00%	89,000	0	89,000	89,000	
	SUBTOTAL			89,000	0	89,000	89,000	
OK-02-07 OAK GROVE	ARCH & ENG FEES TO CONVERT 8 UNITS TO HANDICAP ACCESSIBILITY	1430	8	0	3,800	3,800	0	UTILIZED FUNGIBILITY & TRANSFERRED FROM 2003 FUNDS TRANSFERRED FROM OTHER WORK ITEM TO COVER BUDGET
	REROOF	1460	10	97,900	0	97,900	97,900	
	SUBTOTAL			97,900	3,800	101,700	97,900	
OK-02-08 TOWERS APTS	ENGINEER FEES FOR DESIGN OF 1ST FLOOR MAIN SEWER LINE REPLACEMENT	1430	100.00%	0	0	0	0	ENGINEER FEES CHARGED TO HA WIDE ENGINEER FEES.

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	REPLACE 1ST FLOOR MAIN SEWER LINES	1460	100.00%	49,995	-33,495	16,500	16,500	PORTION OF WORK WORK EXPEDITED TO ANOTHER YEAR FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	UPDATE SUNDECK	1470	100.00%	100,000	0	0	0	
	SUBTOTAL			149,995	-33,495	16,500	16,500	
OK-02-09 CLASSEN CENTER	INSTALL AUTOMATIC ENTRANCE DOOR	1470	1	19,400	0	19,400	19,400	
	SUBTOTAL			19,400	0	19,400	19,400	
OK-02-11 SHARTEL TOWERS	ENGINEER FEES TO WEATHERIZE WINDOWS TO STOP LEAKS	1430	100.00%	0	0	0	0	PROBLEM SOLVED WITHOUT USE OF ENGINEER FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALLS
	INSTALL DEADBOLTS	1460	100.00%	16,670	3,330	20,000	20,000	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALLS
	SHOWER GRAB BARS	1460	100.00%	30,150	-8,054	22,096	22,096	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	WINDOW WEATHERIZATION	1460	100.00%	102,000	-102,000	0	0	WORK DONE UNDER ENERGY CONTRACT. EXCESS FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			148,820	-106,724	42,096	42,096	
OK-02-12 AMBASSADOR COURTS	ENGINEER FEES FOR GEOTHERMAL INSTALLATION & HOT WATER TANK REPLACEMENT	1430	100.00%	15,950	0	15,950	2,360	
	SUBTOTAL			15,950	0	15,950	2,360	
OK-02-13 SOONER HAVEN	MODERNIZATION OF 21 UNITS	1460	21	269,934	0	269,934	155,058	
	SUBTOTAL			269,934	0	269,934	155,058	
OK-02-15 LOUIS F DANFORTH SR CENTER	ARCHITECT FEES TO REPLACE EXISTING RETAINING WALL AND INSTALL NEW LANDSCAPING	1430	100.00%	4,000	0	4,000	0	
	INSTALL 5 HANDRAILS IN TRASHROOMS	1470	5	8,000	-7,270	730	730	WORK COMPLETED EXCESS FUNDS AVAILABLE FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			12,000	-7,270	4,730	730	

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
OK-02-25 WYATT F JELTZ SR CR	ARCHITECT FEES TO MODERNIZE COMMUNITY CENTER FOR ADULT DAYCARE PROGRAM	1430	100.00%	25,000	0	25,000	21,408	
	COMMUNITY CENTER MODERNIZATION FOR ADULT DAY CARE PROGRAM	1470	100.00%	300,000	0	0	0	
	SUBTOTAL			325,000	0	25,000	21,408	
OK-02-29 HILLCREST SR CITIZEN CTR	ENGINEER FEES FOR REPLACEMENT OF GAS CHILLER, INSULATION OF PIPES & REPLACEMENT OF FAN COILS	1430	100.00%	20,000	2,800	22,800	18,240	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	REPLACE GAS CHILLER INSULATE PIPES & REPLACE FAN COILS	1460	100.00%	500,000	0	10,428	10,428	
	SUBTOTAL			520,000	2,800	33,228	28,668	
OK-02-30 CANDLE LAKE SR CR	ENGINEER FEES FOR ELEVATOR MODERNIZATION	1430	100.00%	20,469	-4,209	12,460	3,980	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	ENGINEER FEES TO REPLACE MAIN PLUMBING LINES UNDER 1ST FLOOR	1430	100.00%	3,500	0	3,500	2,940	

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	ELEVATOR MODERNIZATION	1460	100.00%	330,000	-2,614	0	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	UPDATE BATHROOM SINKS & FAUCETS	1460	100.00%	20,400	-1,200	19,200	19,200	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	INSTALL FRENCH DOORS & REPLACE BEDROOM WINDOWS	1460	100.00%	160,000	-11,271	148,729	148,729	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	REPLACE MAIN PLUMBING LINES UNDER 1ST FLOOR	1460	100.00%	75,000	-43,550	31,450	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			609,369	-62,844	215,339	174,849	
	GRAND TOTALS			4,429,289	0	3,046,986	2,676,822	

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Development Number/Name	All Funds Oblg.(Qtr. End. Dt.)			All Funds Expd.(Qtr. End. Dt.)			Reasons for Revised Target Dates
	Original	Rvisd(1)	Actl(1)	Original	Rvisd(1)	Actl(2)	
OK-02-00 HA-WIDE	09/07/06			09/06/08			
OK-02-01 WILL ROGERS CT	09/07/06		03/31/05	09/06/08		07/07/05	
OK-02-03 SCATTERED SITES	09/07/06		11/03/05	09/07/08		12/21/05	
OK-02-04 MARIE MCGUIRE PLAZA	09/07/06		06/30/05	09/06/08		11/15/05	
OK-02-07 OAK GROVE	09/07/06		06/30/05	09/06/08			
OK-02-08 TOWERS APTS	09/07/06			09/06/08			
OK-02-09 CLASSEN CENTER	09/07/06		03/31/05	09/06/08		06/07/05	
OK-02-11 SHARTEL TOWERS	09/07/06		09/15/05	09/06/08		03/07/06	
OK-02-12 AMBASSADOR COURTS	09/07/06		12/31/04	09/06/08			
OK-02-13 SOONER HAVEN	09/07/06		02/21/06	09/06/08			
OK-02-15 LOUIS F DANFORTH SR CENTER	09/07/06		01/05/06	09/06/08			
OK-02-25 WYATT F JELTZ SR CR	09/07/06			09/06/08			
OK-02-29 HILLCREST SR CITIZEN CTR	09/07/06			09/06/08			
OK-02-30 CANDLE LAKE SR CR	09/07/06			09/06/08			

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HA/IHA Name Capital Fund Number FFY of Grant Approval

 OKLAHOMA CITY HOUSING AUTHORITY OK56P2501-05 2005

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CF Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 19)	333,688	0	0	0
3	1408 Management Improvement	832,239	0	802,243	378,485
4	1410 Administration	309,692	0	308,847	85,542
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	-175	-2,100
7	1430 Fees & Costs	239,058	0	179,108	100,695
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	130,000	-32,315	30,886	9,481
10	1460 Dwelling Structures	2,316,681	86,653	1,450,468	231,076
11	1465.1 Dwelling Equipment - Nonexpendable	65,000	-15,706	49,294	49,294
12	1470 Nondwelling Structures	95,000	-1,865	24,988	10,119
13	1475 Nondwelling Equipment	215,000	-240	156,949	116,228
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1498 Mod Used for Development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 19)	36,527	-36,527	0	0
19	Amt of Annual Grant (Sum of lines 2 - 18)	4,572,885	0	3,002,608	978,820
20	Amt of line 19 Related to LBP Activities	60,000	0	0	0
21	Amt of line 19 Related to Section 504 Compliance	218,500	-8,690	149,810	23,471
22	Amt of line 19 Related to Security	292,959	0	282,959	176,436
23	Amt of line 19 Related to Energy Consvrvatn Measures	1,893,681	-6,000	1,087,681	27,750

Signature of Executive Director and Date Signature of Pub. Hou. Dir./Office of Native Amer. Programs Administrator and Date

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
OK-02-00 HA-WIDE	OPERATING BUDGET	1406	100.00%	333,688	0	0	0	
1 b.	SECURITY SALARIES	1408	7	239,796	0	239,796	135,280	
1 c.	SECURITY EBC	1408	7	43,163	0	43,163	41,156	
1 d.	COMPUTER SOFTWARE	1408	100.00%	20,000	0	0	0	
1 e.	STAFF TRAINING	1408	100.00%	15,000	0	5,004	5,004	
1 f.	REHAB SALARIES	1408	8	233,110	0	233,110	95,007	
1 g.	REHAB EBC	1408	8	51,170	0	51,170	9,577	
1 h.	SENIOR LUNCH PROGRAM	1408	100.00%	230,000	0	230,000	92,462	
	NONTECHNICAL SALARIES	1410	9	93,440	0	93,440	40,834	
	TECHNICAL SALARIES	1410	10	60,000	0	60,000	0	
	EMPLOYEE BENEFIT CONTRIBUTION (EBC)	1410	19	153,252	0	153,252	42,553	
	ADVERTISING COSTS	1410	100.00%	3,000	0	2,155	2,155	
	LIQUIDATED DAMAGES	1415		0	0	-175	-2,100	
	ARCHITECT & ENGINEER MISC	1430	100.00%	20,000	27,950	0	0	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	ENGINEER TO REVIEW TRASH CHUTES	1430	100.00%	20,000	-11,750	8,250	8,250	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	ASBESTOS & LBP TESTING	1430	5	5,000	0	0	0	
	INSPECTION SERVICES SALARY - TWO INCLUDES EBC	1430	2	115,558	0	115,558	64,695	
	REPRODUCTION ARCH & ENG MATERIAL	1430	100.00%	2,000	0	0	0	
	REPAIR/REPLACE UTILITY LINES	1450	4	20,000	0	3,998	3,998	OKLA 2-6, 1 UNIT OKLA 2-13, 1 UNIT OKLA 2-34, 1 UNIT OKLA 2-36, 1 UNIT
	LANDSCAPE IMPROVEMENT & TREE REMOVAL	1450	2	10,000	0	1,551	1,126	OKLA 2-1, 2 UNITS
	CONCRETE & PARKING LOT REPAIRS	1450	5	35,000	0	4,357	4,357	CNTRL OFFICE CURB/RAMP OKLA 2-1, 3 UNITS OKLA 2-6, 1 UNIT
	FENCE REPAIR/REPLACEMENT	1450	5	15,000	-3,295	0	0	WORK DONE IN CONJUNCTION WITH UNIT MODERNIZATION FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	A/C INSTALLATION	1460	5	20,000	-20,000	0	0	WORK DONE IN CONJUNCTION WITH UNIT MODERNIZATION FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	INSTALLATION OF FIRE SUPPRESSION SYSTEM	1460	1	20,000	-20,000	0	0	NO UNITS REQUIRED A SUPPRESSION SYSTEM IN 2005 MODERNIZATION FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	REPLACE BATHTUBS	1460	17	10,000	12,468	22,468	19,023	OKLA 2-1, 2 UNITS OKLA 2-3, 1 UNIT OKLA 2-8, 1 UNIT OKLA 2-11, 2 UNITS OKLA 2-13, 1 UNIT OKLA 2-18, 4 UNITS OKLA 2-29, 4 UNITS OKLA 2-34, 1 UNIT OKLA 2-36, 1 UNIT FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	TERMITE TREATMENTS	1460	20	15,000	-998	11,886	8,598	OKLA 2-6, 1 UNIT OKLA 2-7, 4 UNITS OKLA 2-12, 2 UNITS OKLA 2-14, 1 UNIT OKLA 2-30, 12 UNITS FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	INTERIOR MODERNIZATION OF THE UNITS	1460	14	21,000	90,079	111,079	82,151	OKLA 2-3, 2 UNITS OKLA 2-6, 2 UNITS OKLA 2-7, 4 UNITS OKLA 2-12, 3 UNITS OKLA 2-22, 1 UNIT OKLA 2-25, 1 UNIT OKLA 2-34, 1 UNIT FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	MASTERMETER LINE SURVEYS	1460	100.00%	15,000	-1,407	1,470	1,470	WORK COMPLETED FOR THIS YEAR AND EXCESS FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	EXTERIOR IMPROVE I.E. STEM WALLS,EXT WINDOWS,DOORS,BRICK TUCKPOINTING, STORM WINDOWS & DOORS,SEC SCREENS, ETC. UP TO BUT NOT LIMITED TO.	1460	1	10,000	0	2,823	2,823	2-4, 1ST FLOOR STAIRWELL DOOR
	EXTERIOR SIDING	1460	3	15,000	-15,000	0	0	WORK DONE IN CONJUNCTION WITH UNIT MODERNIZATION FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	FLOOR TILE REPAIR/REPLACEMENT	1460	23	20,000	42,346	62,346	62,346	OKLA 2-3, 7 UNITS OKLA 2-7, 3 UNITS OKLA 2-11, 1 UNIT OKLA 2-12, 5 UNITS OKLA 2-13, 2 UNITS OKLA 2-14, 1 UNIT OKLA 2-22, 1 UNIT OKLA 2-25, 2 UNITS OKLA 2-29, 1 UNIT FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	ROOF REPAIR/REPLACEMENT	1460	19	20,000	15,568	35,568	31,193	OKLA 2-3, 16 UNITS OKLA 2-6, 1 UNIT OKLA 2-14, 2 UNITS FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	MOTION DETECTOR - CENTRAL OFFICE	1470	100.00%	15,000	0	15,000	10,119	
	COMPUTER EQUIPMENT	1475	100.00%	20,000	0	327	327	
	BULLETPROOF VESTS	1475	7	5,000	0	0	0	
	REPAIR/REPLACE SECURITY RADIOS	1475	5	5,000	0	0	0	
	MAINTENANCE TOOLS	1475	100.00%	10,000	0	3,387	3,387	
	GROUNDS EQUIPMENT	1475	100.00%	15,000	-1,609	2,357	1,753	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	REPAIR/REPLACE MAINT. RADIOS	1475	100.00%	6,000	0	0	0	
	LOBBY FURNISHINGS	1475	100.00%	7,000	0	6,483	6,483	
	PICKUP TRUCKS FOR REHAB	1475	4	80,000	1,609	81,609	79,191	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	CONTINGENCY	1502	100.00%	36,527	-36,527	0	0	FUNDS TRANSFERRED TO INTERIOR MOD & BATHTUB REPLACEMENT
	SUBTOTAL			2,083,704	79,434	1,601,433	853,220	
OK-02-03 SCATTERED SITES	ACCESS COVERS FOR CRAWL SPACES	1460	100.00%	20,000	-10,413	8,137	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	FENCE REPAIRS/REPLACEMENT	1460		20,000	0	0	0	
	SUBTOTAL			40,000	-10,413	8,137	0	
OK-02-04 MARIE MCGUIRE PLAZA	ENGINEERING SERVICE - REPLACEMENT OF WINDOWS	1430	100.00%	43,000	-6,000	37,000	27,750	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	REPLACE WINDOWS	1460	100.00%	800,000	0	0	0	
	SUBTOTAL			843,000	-6,000	37,000	27,750	

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Development Number/Name	General Description of Major Work Categories	Devlp Acct#	Quantity	Total Estimated Cost		Total Actual Cost		Stat of Proposed Wrk(2)
				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
OK-02-07 OAK GROVE	LBP TESTING	1430	100.00%	5,000	0	0	0	
	ENCAPSULATE LBP IN BREEZEWAYS OF 2-STORY BLDGS.	1460	100.00%	50,000	0	0	0	
	SUBTOTAL			55,000	0	0	0	
OK-02-08 TOWERS APTS	BOILER PARTS	1475	100.00%	10,000	0	6,325	6,325	
	GENERATOR	1475	1	19,000	-240	18,760	18,760	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			29,000	-240	25,085	25,085	
OK-02-12 AMBASSADOR COURTS	INSTALLATION OF GEOTHERMAL UNITS PHASE I	1460	50.00%	1,050,681	0	1,050,681	0	
	SUBTOTAL			1,050,681	0	1,050,681	0	
OK-02-13 SOONER HAVEN	REPLACE ASPHALT & CONCRETE ON APPROACHES TO DUMPSTER PADS	1450	100.00%	50,000	-29,020	20,980	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	MODERNIZATION OF UNITS	1460	10	150,000	-5,990	144,010	23,471	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			200,000	-35,010	164,990	23,471	

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
OK-02-14 FRED FACTORY GARDENS	ARCHITECT FEES TO DESIGN 3 UNITS FOR HANDICAP ACCESSIBILITY	1430	100.00%	8,500	-2,700	5,800	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	MODERNIZE 3 UNITS TO PROVIDE HANDICAP ACCESSIBILITY	1460	3	60,000	0	0	0	
	SUBTOTAL			68,500	-2,700	5,800	0	
OK-02-15 LOUIS F DANFORTH SR CENTER	ARCH SERVICES TO DESIGN RETAINING WALL & PROVIDE LANDSCAPING	1430	100.00%	20,000	-7,500	12,500	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			20,000	-7,500	12,500	0	
OK-02-18 ANDREWS SQUARE	GENERATOR	1475	1	19,000	100	19,100	0	FUNDS TRANSFERRED FROM OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			19,000	100	19,100	0	
OK-02-23 REDING SR CR	REPLACE LAUNDRY AREA WOODEN PAVILION	1470	5	80,000	-1,865	9,988	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			80,000	-1,865	9,988	0	
OK-02-25 WYATT F JELTZ SR CR	GENERATOR	1475	1	19,000	-100	18,600	0	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL

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				Original	Revised(1)	Funds Obligt(2)	Funds Expnded(2)	
	SUBTOTAL			19,000	-100	18,600	0	
OK-02-30 CR	CANDLE LAKE SR RANGES & REFRIGERATORS	1465	100.00%	65,000	-15,706	49,294	49,294	FUNDS TRANSFERRED TO OTHER WORK ITEMS TO COVER BUDGET SHORTFALL
	SUBTOTAL			65,000	-15,706	49,294	49,294	
	GRAND TOTALS			4,572,885	0	3,002,608	978,820	

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Development Number/Name	All Funds Oblg.(Qtr. End. Dt.)			All Funds Expd.(Qtr. End. Dt.)			Reasons for Revised Target Dates
	Original	Rvisd(1)	Actl(1)	Original	Rvisd(1)	Actl(2)	
OK-02-00 HA-WIDE							
1 b.	08/17/07		10/31/05	08/17/09			
1 c.	08/17/07		10/31/05	08/17/09			
1 d.	08/17/07			08/17/09			
1 e.	08/17/07			08/17/09			
1 f.	08/17/07		10/31/05	08/17/09			
1 g.	08/17/07		10/31/05	08/17/09			
1 h.	08/17/07		03/31/06	08/17/09			
OK-02-03 SCATTERED SITES	08/17/07			08/17/09			
OK-02-04 MARIE MCGUIRE PLAZA	08/17/07			08/17/09			
OK-02-07 OAK GROVE	08/17/07			08/17/09			
OK-02-08 TOWERS APTS	08/17/07			08/17/09			
OK-02-12 AMBASSADOR COURTS	08/17/07		05/04/06	08/17/09			
OK-02-13 SOONER HAVEN	08/17/07		06/16/06	08/17/09			
OK-02-14 FRED FACTORY GARDENS	08/17/07			08/17/09			
OK-02-15 LOUIS F DANFORTH SR CENTER	08/17/07		01/05/06	08/17/09			

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	Original	Rvisd(1)	Actl(1)	Original	Rvisd(1)	Actl(2)	
OK-02-18 ANDREWS SQUARE	08/17/07		05/19/06	08/17/09			
OK-02-23 REDING SR CR	08/17/07			08/17/09			
OK-02-25 WYATT F JELTZ SR CR	08/17/07			08/17/09			
OK-02-30 CANDLE LAKE SR CR	08/17/07		12/05/05	08/17/09		02/23/06	

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**2007 Capital Fund Program
Voluntary Conversion Required Initial Assessment**

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

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

Voluntary Conversion Initial Assessments

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

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

John H. Johnson, Executive Director

Date



**Section 8
Homeownership
Capacity Statement**

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

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

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

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

Follow Up Plan - Resident Assessment Survey

On March 3, 2006, the Oklahoma City Housing Authority received notification of the scores received on our Resident Service and Satisfaction Survey for fiscal year 2005. This Survey is done annually by the Department of Housing and Urban Development (HUD) and is sent to a random sample of public housing residents.

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

Maintenance and Repair - 84.9%, National Average - 86.7%

Communication - 76.8%, National Average - 74.6%

Safety - 72.2%, National Average - 90.9%

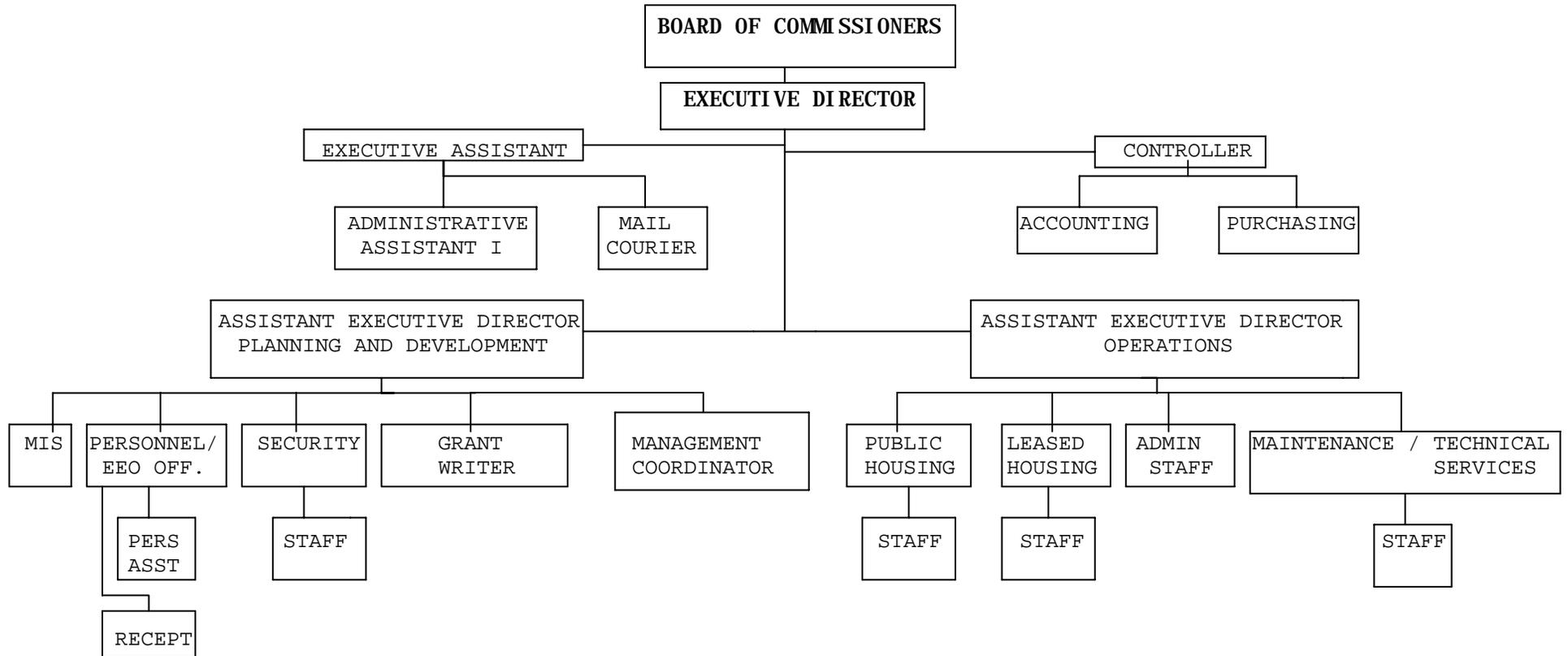
Neighborhood Appearance - 75.4%, National Average - 77.0%

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

While our efforts are always directed towards providing the safest, most secure living environment for our residents, this focus continues to be increasingly challenging. With the loss of funding from the Public Housing Drug Elimination Program (PHDEP), we are forced to accept cuts in critical areas. Sixteen (16) of our Security Guard positions had been funded by the PHDEP Program and were lost when these funds were eliminated. We continue to feel the effects of the loss.

We will continue to devote attention and resources to safety items such as locks, lights and screens. With additional cuts to the Capital Fund, this becomes more difficult but will remain a priority.

**OKLAHOMA CITY HOUSING AUTHORITY
FUNCTIONAL CHART**



Violence Against Women Act of 2005

"The Authority will comply with the Violence Against Women Act and Department of Justice Reauthorization Act of 2005 which prohibits the eviction of, and removal of, certain persons living in Section 8-assisted or public housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking."

Section 601 - Addressing the Housing Needs of Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

PURPOSE.

``The purpose of this subtitle is to reduce domestic violence, dating violence, sexual assault, and stalking, and to prevent homelessness by-

``(1) protecting the safety of victims of domestic violence, dating violence, sexual assault, and stalking who reside in homeless shelters, public housing, assisted housing, tribally designated housing, or other emergency, transitional, permanent, or affordable housing, and ensuring that such victims have meaningful access to the criminal justice system without jeopardizing such housing;

``(2) creating long-term housing solutions that develop communities and provide sustainable living solutions for victims of domestic violence, dating violence, sexual assault, and stalking;

``(3) building collaborations among victim service providers, homeless service providers, housing providers, and housing agencies to provide appropriate services, interventions, and training to address the housing needs of victims of domestic violence, dating violence, sexual assault, and stalking; and

``(4) enabling public and assisted housing agencies, tribally designated housing entities, private landlords, property management companies, and other housing providers and agencies to respond appropriately to domestic violence, dating violence, sexual assault, and stalking, while maintaining a safe environment for all housing residents.