

PHA Plans
Streamlined Annual
Version

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

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

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

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

Streamlined Annual PHA Plan
for Fiscal Year: 2007
PHA Name:

***HOUSING AUTHORITY OF THE CITY OF
MUSKOGEE (OK099)***

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

Streamlined Annual PHA Plan Agency Identification

PHA Name: Muskogee Housing Authority

PHA Number: OK099

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

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 400
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 751

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

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

PHA Plan Contact Information:

Name: JD Foster
TDD:

Phone: 918-687-6301
Email (if available): foster@mhastaff.org

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan

Fiscal Year 2005

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

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

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year?
If yes, complete the following table; if not skip to B. *NO*

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

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

B. Site-Based Waiting Lists – Coming Year

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

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

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

2. Status of HOPE VI revitalization grant(s):

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

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

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

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

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

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

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

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 5

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? Yes

If yes, list criteria:

- Current voucher holder
- Good rental history
- Good standing with all MHA programs in which participant is enrolled
- Minimum gross income of the minimum wage multiplied by 2000 hours, except in the case of an elderly or disabled person
- Have a credit history and FICA score sufficient to obtain a mortgage
- Complete an approved Homebuyer Education Course
- Be a first-time homebuyer
- Have at least one family member employed at least 30 hours per week for the past 12 months.

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

Program fully implemented in FY 2001

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

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

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

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

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

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

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: *Statement of Consistency with the Consolidated Plan provided.*

VIOLENCE AGAINST WOMEN ACT – REPORTING REQUIREMENT (Sec. 603)

The Housing Authority of the City of Muskogee coordinates with the Women in Safe Homes organization to provide services and referrals for victims of domestic violence and other crime covered by the Act.

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans

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

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

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

PHA Name: MUSKOGEE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK056P09950104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	100,000	111,044.40	100,000	100,000
3	1408 Management Improvements	18,447.80	32,024.73	32,024.73	32,024.73
4	1410 Administration	55,522.20	55,522.20	55,522.20	55,522.20
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000	10,361.50	10,361.50	10,361.50
8	1440 Site Acquisition				
9	1450 Site Improvement	154,108.17	12,946.80	12,946.80	12,946.80
10	1460 Dwelling Structures	31,796.25	156,164.21	156,164.21	156,164.21
11	1465.1 Dwelling Equipment—Nonexpendable	30,000	36,700	36,700	36,700
12	1470 Nondwelling Structures	0	48,187.58	48,157.58	35,899.11
13	1475 Nondwelling Equipment	48,347.58	50,837.58	50,837.58	50,837.58
14	1485 Demolition	7,000	41,433	41,433	41,433
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	555,222	555,222	555,222	531,889.13
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

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

PHA Name: MUSKOGEE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK056P09950104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: MUSKOGEE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK056P09950104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406	1	100,000	111,044.40	100,000	100,000	In Progress
	Staff Training / Training Related Travel	1408	15	18,447.80	32,024.73	32,024.73	32,024.73	Complete
	Capital Fund Salaries / Fringe	1410	1	55,522.20	55,522.20	55,522.20	55,522.20	Complete
	A&E Fees	1430	1	10,000	10,361.50	10,361.50	10,361.50	Complete
001 – Port City Acres	Replace Stoves	1465	25	7500	8016	8016	8016	Complete
	Replace Refrigerators	1465	25	7500	8784	8784	8784	Complete
	Replace Roofs	1460	51	101,796.25	38062	38062	38062	Complete
	Purchase Maintenance Vehicle	1475	1	26949	26949	26949	26949	Complete
	Replace Bathtubs	1460	1	0	307.25	307.25	307.25	Complete
	Replace Lawn Equipment	1475	1	7132.86	7132.86	7132.86	7132.86	Complete
	Replace Hot Water Tanks	1460	8	0	1334.95	1334.95	1334.95	Complete
	Construct Laundry Facilities	1470	1	0	24,093.79	24,093.79	17,949.56	In Progress
002 – Honor Heights Towers	Replace Roof	1460	1	0	88,445.06	88,445.06	88,445.06	Complete
	Repair Boiler	1460	1	0	3780	3780	3780	Complete
	Replace Lawn Equipment	1475	1	7132.86	7132.86	7132.86	7132.76	Complete
	Replace Stoves	1465	10	0	1703	1703	1703	Complete

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

PHA Name: MUSKOGEE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK056P09950104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace Emergency Generator	1460	1	30,000	22,900	22,900	22,900	Complete
	Replace Refrigerators	1465	5	0	1464	1464	1464	Complete
	Remove Pump	1485	1	0	19,833	19,833	19,833	Complete
	Add Security Cameras	1475	2	0	2490	2490	2490	Complete
	Remove Hot Water Tank	1485	1	0	13,150	13,150	13,150	Complete
	Renovate Hallways	1450	10	154,108.17	0	0	0	Deferred
	Remove Trash Compactor	1485	1	2000	0	0	0	Deferred
003 – Green Country Village	Replace Stoves	1465	25	7500	8016	8016	8016	Complete
	Replace Refrigerators	1465	24	7500	8717	8717	8717	Complete
	Replace Lawn Equipment	1475	1	7132.86	7132.86	7132.86	7132.86	Complete
	Repair Sewer Line	1450	35 ft.	0	12,946.80	12,946.80	12,946.80	Complete
	Replace Hot Water Tanks	1460	6	0	1334.95	1334.95	1334.95	Complete
	Construct Laundry Facilities	1470	1	0	24,093.79	24,093.79	17,949.55	In Progress

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

PHA Name:		Grant Type and Number Capital Fund Program No: OK056P09950104 Replacement Housing Factor No:				Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/01/06	6/01/06	6/01/06	9/01/08	2/01/07		Funds to be expended sooner than previously reported
001	9/01/06	6/01/06	6/01/06	9/01/08	2/01/07		Funds to be expended sooner than previously reported
002	9/01/06	6/01/06	6/01/06	9/01/08	2/01/07		Funds to be expended sooner than previously reported
003	9/01/06	6/01/06	6/01/06	9/01/08	2/01/07		Funds to be expended sooner than previously reported

Annual Statement/Performance and Evaluation Report

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

PHA Name: MUSKOGEE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK056P09950105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	90,000	118,796.60	90,000	90,000
3	1408 Management Improvements	37,823.70	31,728.96	31,728.96	31,728.96
4	1410 Administration	59,398.30	59,398.30	59,398.30	38,248.70
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	55,000	461.48	461.48	461.48
10	1460 Dwelling Structures	291,761	221,818.32	9989	9989
11	1465.1 Dwelling Equipment—Nonexpendable	60,000	56,341.61	5994	5994
12	1470 Nondwelling Structures	0	100,000	37853.45	37853.45
13	1475 Nondwelling Equipment	0	5437.73	1327.73	1327.73
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	593,983	593,983	236,752.92	215,603.32
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: MUSKOGEE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK056P09950105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406	1	90,000	118,796.60	90,000	90,000	In Progress
	Staff Training / Training Related Travel	1408	15	37,823.70	31,728.96	31,728.96	31,728.96	Complete
	Capital Fund Salaries / Fringe	1410	1	59,398.30	59,398.30	59,398.30	38,248.70	In Progress
001 – Port City Acres	Landscaping	1450	2000 sq. ft.	15,000	230.74	230.74	230.74	Complete
	Replace Lawn Equipment	1475	1	0	1327.73	0	0	Planning
	Construct Laundry Facility	1470	1	0	50,000	18,926.73	18,926.73	In Progress
	Install Security Cameras	1475	4	0	2055	0	0	Planning
	Replace Bathtubs	1460	100	99,380.50	0	0	0	Deferred
	Replace Exterior Doors	1460	200	21,500	77,687.16	0	0	Planning
002 – Honor Heights Towers	Secure Balcony Rails	1460	200	50,000	56,455	0	0	Planning
	Replace Stoves	1465	15	0	4896	4896	4896	Complete
	Replace Pump	1460	1	0	1920	1920	1920	Complete
	Replace Refrigerators	1465	5	0	1098	1098	1098	Complete
	Replace Cooling Tower	1460	1	0	5400	5400	5400	Complete
	Replace Unit Door Locks	1465	200	60,000	50,347.61	0	0	Planning
	Add Parking Spaces	1450	20	25,000	0	0	0	Cancelled
003 – Green Country Village	Replace Hot Water Tanks	1460	12	0	2669	2669	2669	Complete

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

PHA Name: MUSKOGEE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK056P09950105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Landscaping	1450	2000 sq. ft.	15,000	230.74	230.74	230.74	Complete
	Construct Laundry Facility	1470	1	0	50,000	18,926.72	18,926.72	In Progress
	Install Security Cameras	1475	4	0	2055	0	0	Planning
	Replace Bathtubs	1460	100	99,380.50	0	0	0	Deferred
	Replace Exterior Doors	1460	200	21,500	77,687.16	0	0	Planning

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

PHA Name: MUSKOGEE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: OK056P09950105 Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	8/01/07	8/01/07		8/01/09	8/01/09		
001	8/01/07	8/01/07		8/01/09	8/01/09		
002	8/01/07	8/01/07		8/01/09	8/01/09		
003	8/01/07	8/01/07		8/01/09	8/01/09		

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

PHA Name: MUSKOGEE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK056P09950106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	106,000	106,000	0	0
3	1408 Management Improvements	10,000	55,000	0	0
4	1410 Administration	50,000	50,000	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000	10,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	55,000	50,000	0	0
10	1460 Dwelling Structures	145,819	165,000	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	3,000	0	0	0
12	1470 Nondwelling Structures	150,000	69,500	0	0
13	1475 Nondwelling Equipment	0	29,319	0	0
14	1485 Demolition	5,000	0	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	534,819	534,819	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

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

PHA Name: MUSKOGEE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK056P09950106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 01)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: MUSKOGEE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK056P09950106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406	1	106,000	106,000	0	0	Not Yet Started
	Staff Training / Training Related Travel	1408	5	10,000	10,000	0	0	Not Yet Started
	Capital Fund Salaries / Fringe	1410	1	50,000	50,000	0	0	Not Yet Started
	A&E Fees	1430	1	10,000	10,000	0	0	Not Yet Started
	Replace Sidewalks	1450	1500 sq. ft.	25,000	0	0	0	Cancelled
Administration Building	Replace HVAC System	1470	1	0	5,000	0	0	Planning
	Install Tile Flooring	1470	500 sq. ft.	0	2,500	0	0	Planning
	Install Electrical Outlets	1470	25	0	2,000	0	0	Planning
001 – Port City Acres	Reconfigure Existing Property Office Interior Space to Accommodate Additional Staff	1470	1000 sq. ft.	75,000	30,000	0	0	Not Yet Started
	Replace Unit Door Locks	1465	100	1500	0	0	0	Cancelled
	Replace Unit Windows	1460	1000	0	25,000	0	0	Planning
	Add Parking Spaces	1450	35	0	10,000	0	0	Not Yet Started

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

PHA Name: MUSKOGEE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK056P09950106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace Playground Equipment	1475	10	0	14,659.50	0	0	Not Yet Started
	Security Services	1408	1000 hours	0	15,000	0	0	Not Yet Started
002 – Honor Height Towers	Install Security Gates	1450	2	30,000	30,000	0	0	Not Yet Started
	Replace A/C Piping	1460	200	85,000	70,000	0	0	Not Yet Started
	Clean Air Ducts	1460	200	5,000	5,000	0	0	Not Yet Started
	Retube Boiler	1460	1	20,000	20,000	0	0	Not Yet Started
	Replace Pumps	1460	2	35,819	20,000	0	0	Not Yet Started
	Remove Hot Water Tank	1485	1	5,000	0	0	0	Cancelled
	Security Services	1408	1000 hours	0	15,000	0	0	Not Yet Started
003 – Green Country Village	Reconfigure Existing Property Office Interior Space to Accommodate Additional Staff	1470	1000 sq. ft.	75,000	30,000	0	0	Not Yet Started
	Replace Door Locks	1465	100	1500	0	0	0	Cancelled
	Replace Windows	1460	1000	0	25,000	0	0	Planning

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

PHA Name: MUSKOGEE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK056P09950106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Add Parking	1450	35	0	10,000	0	0	Not Yet Started
	Replace Playground Equipment	1475	10	0	14659.50	0	0	Not Yet Started
	Security Services	1408	1000 hours	0	15,000	0	0	Not Yet Started

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

PHA Name: MUSKOGEE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: OK056P09950106 Replacement Housing Factor No:					Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/01/08	9/01/08		9/01/2010	9/01/2010		
001	9/01/08	9/01/08		9/01/2010	9/01/2010		
002	9/01/08	9/01/08		9/01/2010	9/01/2010		
003	9/01/08	9/01/08		9/01/2010	9/01/2010		

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

PHA Name: MUSKOGEE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK056P09950107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	106,000			
3	1408 Management Improvements	20,000			
4	1410 Administration	50,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	140,000			
10	1460 Dwelling Structures	100,000			
11	1465.1 Dwelling Equipment—Nonexpendable	108,819			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	534,819			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

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

PHA Name: MUSKOGEE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK056P09950107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: MUSKOGEE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK056P09950107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406	1	106,000				
	Staff Training / Training Related Travel	1408	10	10,000				
	Replace Computer Systems	1408	10	10,000				
	Capital Fund Salaries / Fringe	1410	1	50,000				
	A&E Fees	1430	1	10,000				
001 – Port City Acres	Repair Brick (Unit Exteriors)	1460	51	50,000				
	Replace Bathroom Sinks	1465	100	10,000				
002 – Honor Heights Towers	Renovate Hallways – Remove carpet, install tile, install lighting, refinish walls, replace windows & doors	1450	10	140,000				
	Replace Unit Plumbing Fixtures	1465	400	88,819				
003 – Green Country Village	Repair Brick (Unit Exteriors)	1460	51	50,000				
	Replace Bathroom Sinks	1465	100	10,000				

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

PHA Name: MUSKOGEE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK056P09950107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: MUSKOGEE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: OK056P09950107 Replacement Housing Factor No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	08/01/2009			08/01/2011			
001	08/01/2009			08/01/2011			
002	08/01/2009			08/01/2011			
003	08/01/2009			08/01/2011			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name : MUSKOGEE HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011
	Annual Statement				
HA Wide		166,000	166,000	166,000	166,000
001		129,409.50	100,000	10,000	25,000
002		110,000	168,819	348,819	318,819
003		129,409.50	100,000	10,000	25,000
CFP Funds Listed for 5-year planning		534,819	534,819	534,819	534,819
Replacement Housing Factor Funds					

