

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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: 2008

PHA Name: Broken Bow Housing Authority

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: Broken Bow Housing Authority PHA Number: OK006

PHA Fiscal Year Beginning: (mm/yyyy) 07/2008

PHA Programs Administered:

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

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

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

PHA Plan Contact Information:

Name: **Frank Meddock, Executive Director** Phone: **580-584-6939**
TDD: Email (if available): **bbow@pine-net.com**

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 2008
[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

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	903.7(b)(2) Policies on Eligibility, Selection, and Admissions	
<input checked="" type="checkbox"/>	2. Capital Improvement Needs	5
	903.7(g) Statement of Capital Improvements Needed	
<input checked="" type="checkbox"/>	3. Section 8(y) Homeownership	6
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<input type="checkbox"/>	4. Project-Based Voucher Programs	7
<input checked="" type="checkbox"/>	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.	8
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<input checked="" type="checkbox"/>	8. Capital Fund Program 5-Year Action Plan (<i>ok006b01</i>)	
	Attachments:	
	▪ 2007 Performance and Evaluation Report (<i>ok006c01</i>)	
	▪ 2006 Performance and Evaluation Report (<i>ok006d01</i>)	
	▪ VAWA Support and Assistance Statement (<i>ok006e01</i>)	

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-LLL a, 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

Not Applicable – The PHA does not operate site-based waiting lists.

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

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? *N/A*
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? *N/A*
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

Not Applicable – The PHA does not plan to operate site based waiting lists.

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

1. How many site-based waiting lists will the PHA operate in the coming year? *N/A*
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)? *N/A*
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously *N/A*
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? *N/A*
- 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): *N/A*

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?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? ___ *N/A*

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

- c. What actions will the PHA undertake to implement the program this year (list)?
The PHA plans to obtain additional training and to open application for same.

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

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

- 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: *N/A*
 - 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): *N/A*

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

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - *Commitment: Leverage limited tax credit resources.*
 - *Action: Leverage ratio of annual Home Program multifamily assistance 1:4.*

 - *Commitment: Facilitate affordable housing development partnerships.*
 - *Action: The creation of two publicly available databases, one identifies communities experiencing demand and another that identifies willing rural affordable housing developers and builders.*

 - *Commitment: Enhance the capacity of public and private rural affordable housing.*
 - *Action: The development and implementations of training and educational workshops conducted, that are targeted to providing information regarding affordable public intervention program purposes, uses and packaging.*

 - *Commitment: Market public affordable housing resources available to the support.*
 - *Action: The creation and implementation of marketing and outreach activities; to increase supportive housing industry's awareness of affordable housing products.*

 - *Commitment: Coordinate supportive services to publicly financed housing.*
 - *Action: Ten publicly financed rural affordable housing projects incorporating the use of supportive services.*

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
N/A	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
N/A	<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
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input 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
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input 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
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	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

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

Annual Statement/Performance and Evaluation Report <i>(see attachment ok006a01)</i> Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan *(see attachment ok006b01)*

Part I: Summary

PHA Name						<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	
		FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:	
	Annual Statement					
CFP Funds Listed for 5-year planning						
Replacement Housing Factor Funds						

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: ok006a01

3/24/2008

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

PHA Name: Broken Bow Housing Authority	Grant Type and Number: Capital Fund Program No: OK56P00650108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	0.00			
3	1408 Management Improvements	34,278.00			
4	1410 Administration	17,744.00			
5	1411 Audit	2,500.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	12,302.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	15,431.00			
10	1460 Dwelling Structures	89,343.00			
11	1465.1 Dwelling Equipment-Nonexpendable	11,141.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	20,217.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant (sums of lines 2-20)	\$202,956.00			
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of Line 21 Related to Section 504 Compliance	\$3,231.00			
24	Amount of Line 21 Related to Security - Soft Costs	\$3,000.00			
25	Amount of Line 21 Related to Security - Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

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

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Broken Bow Housing Authority		OK56P00650108				2008		
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 Total 1406	1406		0.00				
	Management Improvements:							
HA - Wide	Utility allowance study	1408		500.00				
HA - Wide	Purchase updated software (Lindsey & Windows)	1408		4,500.00				
HA - Wide	Physical needs assessment	1408		2,500.00				
HA - Wide	Capital Fund Coordinator (pro-rate 20 hrs./wk @\$14.96 plus employee benefits @40%)	1408		21,778.00				
HA - Wide	PHA Plan preparation as related to modernization	1408		2,000.00				
HA - Wide	Hire off-duty police officer as needed to patrol troubled spots during modernization	1408		3,000.00				
	Total 1408			34,278.00				
	Administration:							
HA - Wide	In-house accounting related to modernization only (pro-rated: 12 hr. wk. X 52 wks @\$18.82 = \$11,744.00 Adm. 10% - Mgmt. 20%)	1410		11,744.00				
HA - Wide	Sundry (postage, phone, advertising)	1410		1,000.00				
HA - Wide	Training needed to keep up with HUD's changing rules & regulations, QHWRA, PHAS, LBP & Black Mold	1410		5,000.00				
	Total 1410			17,744.00				
HA - Wide	Audit (prorated) Total 1411	1411		2,500.00				
	Fees and Costs:							
HA - Wide	Hire Certified Inspection Group to perform PHASS Insp.	1430		1,500.00				
HA - Wide	Contract for quality control inspection of tenant files.	1430		1,500.00				
HA - Wide	Contract labor: Consortium to assist with preparation of Annual & 5-yr. Plan also to provide training and updates to HUD requirements	1430		9,302.00				
	Total 1430			12,302.00				
			Subtotal	66,824.00				

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

PHA Name: Broken Bow Housing Authority		Grant Type and Number: Capital Fund Program No: OK56P00650108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
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	
OK006-001	Repair concrete according to recent PHAS inspection	1450	C-1	1439 sf	8,000.00			
	Replace cracked & dislocated concrete in sidewalks							
	caused by swelling tree roots & extreme temperature							
	at \$7.00 sf							
	Subtotal 1450				8,000.00			
OK006-001	Misc. floor tiles, window blinds, furnace & ducts,	1460	B-3		5,100.00			
	electrical, plumbing, door hardware, etc.							
	NOTE: Misc. items in excess of \$500 for one purchase or one							
	job will be charged to this account according to the							
	capitalization policy.							
OK006-001	Paint interior: 10 units @ \$450 & exterior of 5 units	1460	B-3	10	6,000.00			
OK006-001	Replace 6 water heaters @ \$280 ea. (as needed)	1460	B-3	6	1,680.00			
OK006-001	Replace Formica cabinet tops; 2 units @ \$400	1460	B-3	2	800.00			
OK006-001	Replace 30 cabinet doors @ \$35 (two units)	1460	B-3	30	1,050.00			
	Subtotal 1460				14,630.00			
OK006-001	Replace refrigerators @ \$485 ea.	1465	B-3	6	2,910.00			
OK006-001	Replace ranges @ \$300 ea.	1465	B-3	6	1,800.00			
	Subtotal 1465				4,710.00			
	TOTAL 001				\$27,340.00			

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

PHA Name: Broken Bow Housing Authority		Grant Type and Number: OK56P00650108				Federal FY of Grant: 2008		
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	
OK006-002	Repair erosion & damage problems as they occur.	1450	C-1	see breakout	600.00			
	Repair topsoil 28 yds = \$280 (ongoing), 2 pallets sod @ \$160 = \$320							
	Replace 3 storm damaged trees with 2" hardwood @ \$200 each including labor.				600.00			
	Subtotal 1450				1,200.00			
OK006-002	Misc. floor tiles, window blinds, furnace & ducts, electrical, plumbing, door hardware, etc. (see capitalization policy note on 6-1)	1460	B-3		8,400.00			
OK006-002	Paint interior of 8 units @ \$450. & exterior of 4 units at \$600 each	1460	B-3		6,000.00			
OK006-002	Replace 4 water heaters @ \$280 each as needed.	1460	B-3	4	1,120.00			
OK006-002	Replace roofing shingles as needed on mansard sides of flat roofs. (This is a temporary fix)	1460	C-1		2,000.00			
OK006-002	Modify flat roofs on 3 units @ approx. \$9000 per unit NOTE: Modify flat roof of 3 units by adding gabled/pitched roof above the existing flat roof. The Housing Authority originally had about 70 out of 140 flat roofs. We have changed all but 7 units & community building to pitched. We plan to change all as soon as funds are available.	1460	C-1		27,000.00			
OK006-002	Replace cabinets & vanities in 1 unit @ \$3500	1460	B-3		3,500.00			
	Subtotal 1460				48,020.00			
OK006-002	Replace refrigerators @ \$425 ea.	1465	B-3	4	1,700.00			
OK006-002	Replace ranges @ \$349 ea.	1465	B-3	4	1,395.00			
	Subtotal 1465				3,095.00			
	TOTAL 002				\$52,315.00			

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009		
2007	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	Security Guards	2,000.00
	HA - Wide	Software	3,160.00
	HA - Wide	Training	7,000.00
	HA - Wide	Utility Allowance Update	500.00
	HA - Wide	Physical Needs Assessment	1,500.00
	HA - Wide	PHA Plan Preparation	2,000.00
	HA - Wide	Financial Improvements	18,000.00
	HA - Wide	Non-Technical Salaries	9,665.00
Annual	HA - Wide	Employee Benefits	4,275.00
	HA - Wide	Administrative Sundry	2,000.00
	HA - Wide	Audit (pro-rated)	2,000.00
	HA - Wide	Technical supervisor	10,000.00
	HA - Wide	Inspections	1,500.00
Statement	HA - Wide	Repair/replace concrete	4,000.00
	HA - Wide	Erosion & drainage	4,000.00
	HA - Wide	Landscape	4,000.00
	HA - Wide	Repair sewer mains	3,000.00
	HA - Wide	Interior modifications - 504	2,500.00
	HA - Wide	Exterior modifications - 504	4,000.00
	HA - Wide	Upgrade computer & office equipment	5,000.00
	HA - Wide	Upgrade maintenance equipment	15,000.00
		TOTAL HA-WIDE	\$105,100.00
	NOTE: The Broken Bow Housing Authority had 58 out of 140 units with flat roofs (designed by an architect from a desert area with little rainfall). We have previously converted all but 15 of the flat roofs to pitched roofs, also one community building is remaining with a flat roof. We are directing most of available resources during 5 year plan to conversion of the flat roofs with exception of work items which show immediate need with the PHAS inspections.		

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009		
2007	Development Name/Number	Major Work Categories	Estimated Cost
See	OK006-1	Paint interior & exterior (6 units @ \$1,100)	6,600.00
	OK006-1	Water heaters	2,400.00
	OK006-1	Replace cabinets	0.00
	OK006-1	Misc. floor tile, window blinds, furnace and duct, electric & plumbing,	5,100.00
	OK006-1	hardware, etc.	-
Annual	OK006-1	Ranges (6) & Refrigerators (6)	4,800.00
		TOTAL OK006-1	18,900.00
	OK006-2	Paint interior & exterior (4 units @ \$1,100)	4,400.00
	OK006-2	Water heaters	1,600.00
Statement	OK006-2	Replace cabinets	2,000.00
	OK006-2	Misc. floor tile, window blinds, furnace and duct, electric & plumbing,	5,500.00
	OK006-2	hardware, etc.	-
	OK006-2	Ranges (4) & Refrigerators (4)	3,500.00
	OK006-2	Mansard/flat roofs (4 units)	38,231.00
		TOTAL OK006-2	55,231.00
	OK006-3	Paint interior & exterior (4 units @ \$1,100)	4,400.00
	OK006-3	Water heaters	1,600.00
	OK006-3	Replace cabinets	6,000.00
	OK006-3	Misc. floor tile, window blinds, furnace and duct, electric & plumbing,	8,225.00
	OK006-3	hardware, etc.	-
		Ranges (4) & Refrigerators (4)	3,500.00
		TOTAL OK006-3	23,725.00
		2009 - TOTAL CFP ESTIMATED COST	\$202,956.00

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

Activities for Year 1	Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
2007	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	Security Guards	2,000.00
	HA - Wide	Software	3,160.00
	HA - Wide	Training	7,000.00
	HA - Wide	Utility Allowance Update	500.00
	HA - Wide	Physical Needs Assessment	1,500.00
	HA - Wide	PHA Plan Preparation	2,000.00
	HA - Wide	Financial Improvements	18,000.00
	HA - Wide	Non-Technical Salaries	9,665.00
Annual	HA - Wide	Employee Benefits	4,275.00
	HA - Wide	Administrative Sundry	2,000.00
	HA - Wide	Audit (pro-rated)	2,000.00
	HA - Wide	Technical supervisor	10,000.00
	HA - Wide	Inspections	1,500.00
Statement	HA - Wide	Repair/replace concrete	4,000.00
	HA - Wide	Erosion & drainage	4,000.00
	HA - Wide	Landscape	4,000.00
	HA - Wide	Repair sewer mains	3,000.00
	HA - Wide	Interior modifications - 504	2,500.00
	HA - Wide	Exterior modifications - 504	4,000.00
	HA - Wide	Upgrade computer & office equipment	5,000.00
	HA - Wide	Upgrade maintenance equipment	15,000.00
		TOTAL HA-WIDE	105,100.00
	NOTE: The Broken Bow Housing Authority had 58 out of 140 units with flat roofs (designed by an architect from a desert area with little rainfall). We have previously converted all but 15 of the flat roofs to pitched roofs, also one community building is remaining with a flat roof. We are directing most of available resources during 5 year plan to conversion of the flat roofs with exception of work items which show immediate need with the PHAS inspections.		

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

Activities for Year 1	Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
2007	Development Name/Number	Major Work Categories	Estimated Cost
See	OK006-1	Paint interior & exterior (6 units @ \$1,100)	6,600.00
	OK006-1	Water heaters	2,400.00
	OK006-1	Replace cabinets	0.00
	OK006-1	Misc. floor tile, window blinds, furnace and duct, electric & plumbing,	5,100.00
	OK006-1	hardware, etc.	-
Annual	OK006-1	Ranges (6) & Refrigerators (6)	4,800.00
		TOTAL OK006-1	18,900.00
	OK006-2	Paint interior & exterior (4 units @ \$1,100)	4,400.00
	OK006-2	Water heaters	1,600.00
Statement	OK006-2	Replace cabinets	2,000.00
	OK006-2	Misc. floor tile, window blinds, furnace and duct, electric & plumbing,	5,500.00
	OK006-2	hardware, etc.	-
	OK006-2	Ranges (4) & Refrigerators (4)	3,500.00
	OK006-2	Mansard/flat roofs (4 units)	38,231.00
		TOTAL OK006-2	55,231.00
	OK006-3	Paint interior & exterior (4 units @ \$1,100)	4,400.00
	OK006-3	Water heaters	1,600.00
	OK006-3	Replace cabinets	6,000.00
	OK006-3	Misc. floor tile, window blinds, furnace and duct, electric & plumbing,	8,225.00
	OK006-3	hardware, etc.	-
		Ranges (4) & Refrigerators (4)	3,500.00
		TOTAL OK006-3	23,725.00
		2010 - TOTAL CFP ESTIMATED COST	\$202,956.00

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011		
2007	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	Security Guards	2,000.00
	HA - Wide	Software	3,160.00
	HA - Wide	Training	7,000.00
	HA - Wide	Utility Allowance Update	500.00
	HA - Wide	Physical Needs Assessment	1,500.00
	HA - Wide	PHA Plan Preparation	2,000.00
	HA - Wide	Financial Improvements	18,000.00
	HA - Wide	Non-Technical Salaries	9,665.00
Annual	HA - Wide	Employee Benefits	4,275.00
	HA - Wide	Administrative Sundry	2,000.00
	HA - Wide	Audit (pro-rated)	2,000.00
	HA - Wide	Technical supervisor	10,000.00
	HA - Wide	Inspections	1,500.00
Statement			
	HA - Wide	Repair/replace concrete	4,000.00
	HA - Wide	Erosion & drainage	4,000.00
	HA - Wide	Landscape	4,000.00
	HA - Wide	Repair sewer mains	3,000.00
	HA - Wide	Interior modifications - 504	2,500.00
	HA - Wide	Exterior modifications - 504	4,000.00
	HA - Wide	Upgrade computer & office equipment	5,000.00
	HA - Wide	Upgrade maintenance equipment	15,000.00
		TOTAL HA-WIDE	105,100.00
	NOTE: The Broken Bow Housing Authority had 58 out of 140 units with flat roofs (designed by an architect from a desert area with little rainfall). We have previously converted all but 15 of the flat roofs to pitched roofs, also one community building is remaining with a flat roof. We are directing most of available resources during 5 year plan to conversion of the flat roofs with exception of work items which show immediate need with the PHAS inspections.		

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011		
2007	Development Name/Number	Major Work Categories	Estimated Cost
	OK006-1	Paint interior & exterior (6 units @ \$1,100)	6,600.00
	OK006-1	Water heaters	2,400.00
See	OK006-1	Replace cabinets	0.00
	OK006-1	Misc. floor tile, window blinds, furnace and duct, electric & plumbing,	5,100.00
	OK006-1	hardware, etc.	-
	OK006-1	Ranges (6) & Refrigerators (6)	4,800.00
		TOTAL OK006-1	18,900.00
Annual	OK006-2	Paint interior & exterior (4 units @ \$1,100)	4,400.00
	OK006-2	Water heaters	1,600.00
	OK006-2	Replace cabinets	2,000.00
	OK006-2	Misc. floor tile, window blinds, furnace and duct, electric & plumbing,	5,500.00
	OK006-2	hardware, etc.	-
	OK006-2	Ranges (4) & Refrigerators (4)	3,500.00
Statement	OK006-2	Mansard/flat roofs (4 units)	38,231.00
		TOTAL OK006-2	55,231.00
	OK006-3	Paint interior & exterior (4 units @ \$1,100)	4,400.00
	OK006-3	Water heaters	1,600.00
	OK006-3	Replace cabinets	6,000.00
	OK006-3	Misc. floor tile, window blinds, furnace and duct, electric & plumbing,	8,225.00
	OK006-3	hardware, etc.	-
		Ranges (4) & Refrigerators (4)	3,500.00
		TOTAL OK006-3	23,725.00
		2011 - TOTAL CFP ESTIMATED COST	\$202,956.00

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

Activities for Year 1	Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
2007	Development Name/Number		Estimated Cost
See	HA - Wide	Security Guards	2,000.00
	HA - Wide	Software	3,160.00
	HA - Wide	Training	5,000.00
	HA - Wide	Utility Allowance Update	500.00
	HA - Wide	Physical Needs Assessment	1,500.00
	HA - Wide	PHA Plan Preparation	2,000.00
	HA - Wide	Financial Improvements	18,000.00
	HA - Wide	Non-Technical Salaries	9,665.00
Annual	HA - Wide	Employee Benefits	4,275.00
	HA - Wide	Administrative Sundry	2,000.00
	HA - Wide	Audit (pro-rated)	2,500.00
	HA - Wide	Technical supervisor	10,000.00
	HA - Wide	Inspections	1,500.00
Statement			
	HA - Wide	Repair/replace concrete	4,000.00
	HA - Wide	Erosion & drainage	4,000.00
	HA - Wide	Landscape	4,000.00
	HA - Wide	Repair sewer mains as needed (damage by tree roots)	3,000.00
	HA - Wide	Interior modifications - 504	2,500.00
	HA - Wide	Exterior modifications - 504	4,000.00
	HA - Wide	Upgrade computer & office equipment	4,000.00
	HA - Wide	Upgrade maintenance equipment	15,000.00
		TOTAL HA-WIDE	102,600.00
	NOTE: The Broken Bow Housing Authority had 58 out of 140 units with flat roofs (designed by an architect from a desert area with little rainfall). We have previously converted all but 15 of the flat roofs to pitched roofs, also one community building is remaining with a flat roof. We are directing most of available resources during 5 year plan to conversion of the flat roofs with exception of work items which show immediate need with the PHAS inspections.		

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

Activities for Year 1	Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
2007	Development Name/Number	Major Work Categories	Estimated Cost
See	OK006-1	Paint interior & exterior (6 units @ \$1,100)	6,600.00
	OK006-1	Water heaters	2,400.00
	OK006-1	Replace cabinets	0.00
	OK006-1	Misc. floor tile, window blinds, furnace and duct, electric & plumbing,	5,100.00
	OK006-1	hardware, etc.	-
Annual	OK006-1	Ranges (6) & Refrigerators (6)	4,800.00
		TOTAL OK006-1	18,900.00
	OK006-2	Paint interior & exterior (4 units @ \$1,100)	4,400.00
	OK006-2	Water heaters	1,600.00
Statement	OK006-2	Replace cabinets	2,000.00
	OK006-2	Misc. floor tile, window blinds, furnace and duct, electric & plumbing,	5,500.00
	OK006-2	hardware, etc.	-
	OK006-2	Ranges (4) & Refrigerators (4)	3,500.00
		TOTAL OK006-2	17,000.00
	OK006-3	Paint interior & exterior (4 units @ \$1,100)	4,400.00
	OK006-3	Water heaters	1,600.00
	OK006-3	Replace cabinets	6,000.00
	OK006-3	Misc. floor tile, window blinds, furnace and duct, electric & plumbing,	8,225.00
	OK006-3	hardware, etc.	
	OK006-3	Replace roofing shingles: 34 units @ \$1,500	40,731.00
		Ranges (4) & Refrigerators (4)	3,500.00
		TOTAL OK006-3	64,456.00
		2012 - TOTAL CFP ESTIMATED COST	\$202,956.00

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: ok006c01

3/24/2008

Annual Statement /Performance and Evaluation Report		
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary		
PHA Name: Broken Bow Housing Authority	Grant Type and Number: Capital Fund Program No: OK56P00650107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **12/31/07**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	2,000.00		0.00	0.00
3	1408 Management Improvements	15,609.00		0.00	0.00
4	1410 Administration	15,870.00		0.00	0.00
5	1411 Audit	2,000.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	28,302.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	15,906.00		4,039.75	0.00
10	1460 Dwelling Structures	86,043.00		27,370.24	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	11,142.00		0.00	0.00
12	1470 Nondwelling Structures	4,000.00		0.00	0.00
13	1475 Nondwelling Equipment	22,084.00		20,192.70	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$202,956.00		\$51,602.69	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	\$3,231.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	\$3,000.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

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

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Broken Bow Housing Authority		OK56P00650107				2007		
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA - Wide	Operations Total 1406	1406	A-3	2,000.00		0.00	0.00	
	Management Improvements:							
HA - Wide	Hire off-duty police officer as needed to patrol	1408	B-3	3,000.00		0.00	0.00	
	troubled spots					0.00	0.00	
HA - Wide	Utility allowance update	1408		500.00		0.00	0.00	
HA - Wide	To employ an in-house accountant to bring accounting	1408	A-8	12,109.00		0.00	0.00	
	to the requirements of PHAS/QHWRA							
	(pro-rated: 17.44 hr/wk x \$18.82/hr. x 52 wks)							
	Total 1408			15,609.00		0.00	0.00	
	Administration:							
HA - Wide	Sundry (postage, phone, advertising)	1410	B-3	1,000.00		0.00	0.00	
HA - Wide	Employee Benefits (40% GW)	1410	A-6	9,870.00		0.00	0.00	
HA - Wide	Training needed to keep up with HUD's changing	1410	A-9	5,000.00		0.00	0.00	
	rules & regulations, QHWRA, PHAS, LBP & Black Mold							
	Total 1410			15,870.00		0.00	0.00	
HA - Wide	Audit (prorated) Total 1411	1411	A-2	2,000.00		0.00	0.00	
	Fees and Costs:							
HA - Wide	Hire Certified Inspection Group to perform PHASS Insp.	1430	A-5	1,500.00		0.00	0.00	
HA - Wide	Physical needs assessment	1430	A-3	500.00		0.00	0.00	
HA - Wide	PHA Plan preparation	1430	A-3	1,000.00		0.00	0.00	
HA - Wide	Energy audit 1/2 cost	1430	A-3	2,000.00		0.00	0.00	
HA - Wide	Capital Fund Coordinator (pro-rated 18 hrs./wk.	1430	A-3	14,000.00		0.00	0.00	
	including employee benefits @ 40%)							
HA - Wide	Hire Nelrod Consortium to prepare 5 year & annual	1430	A-5	9,302.00		0.00	0.00	
	plan. Also to perform quality control review.							
	Total 1430			28,302.00		0.00	0.00	
			Subtotal	63,781.00		0.00	0.00	

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

PHA Name: Broken Bow Housing Authority		Grant Type and Number: Capital Fund Program No: OK56P00650107 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		
OK006-001	Repair concrete according to recent PHAS inspection	1450	C-1	1439 sf	10,075.00		3,409.75	0.00	
	Replace cracked & dislocated concrete in sidewalks caused by swelling tree roots & extreme temperature at \$7.00 sf								
	Subtotal 1450				10,075.00		3,409.75	0.00	
OK006-001	Misc. floor tiles, window blinds, furnace & ducts, electrical, plumbing, door hardware, etc.	1460	B-3		2,200.00		2,492.55	0.00	
	NOTE: Misc. items in excess of \$500 for one purchase or one job will be charged to this account according to capitalization policy.								
OK006-001	Paint interior: 15 units @ \$450	1460	B-3	10	4,500.00		0.00	0.00	
OK006-001	Replace water heaters @ \$240 ea. (as needed)	1460	B-3	6	1,440.00		317.48	0.00	
OK006-001	Replace Formica cabinet tops; 2 units @ \$400	1460	B-3	2	800.00		0.00	0.00	
OK006-001	Replace 30 cabinet doors @ \$35 (two units)	1460	B-3	30	1,050.00		0.00	0.00	
	Subtotal 1460				9,990.00		2,810.03	0.00	
OK006-001	Replace refrigerators @ \$485 ea.	1465	B-3	6	2,910.00		0.00	0.00	
OK006-001	Replace ranges @ \$300 ea.	1465	B-3	6	1,800.00		0.00	0.00	
	Subtotal 1465				4,710.00		0.00	0.00	
OK006-001	Purchase updated software (Windows version) and miscellaneous updates	1470	C-3		4,000.00		0.00	0.00	
	Subtotal 1470				4,000.00		0.00	0.00	
	TOTAL 001				\$28,775.00		\$6,219.78	\$0.00	

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

PHA Name: Broken Bow Housing Authority		Grant Type and Number: Capital Fund Program No: OK56P00650107 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		
OK006-002	Repair erosion & damage problems as they occur.	1450	C-1	see breakout	600.00		630.00	0.00	
	Repair topsoil 28 yds = \$280 (ongoing)								
	2 pallets sod @ \$160 = \$320								
	Subtotal 1450				600.00		630.00	0.00	
OK006-002	Misc. floor tiles, window blinds, furnace & ducts, electrical, plumbing, door hardware, etc. (see capitalization policy note on 6-1)	1460	B-3		8,400.00		0.00	0.00	
OK006-002	Paint interior of 10 units @ \$450.	1460	B-3		4,500.00		0.00	0.00	
OK006-002	Replace water heaters @ \$240 each as needed.	1460	B-3	4	960.00		909.55	0.00	
OK006-002	Replace roofing shingles as needed on mansard sides of flat roofs. (This is a temporary fix)	1460	C-1		4,000.00		178.41	0.00	
OK006-002	Modify flat roofs on 3 units @ approx. \$9000 per unit NOTE: Modify flat roof of 3 units by adding gabled/pitched roof above the existing flat roof. The Housing Authority originally had about 70 out of 140 flat roofs. We have changed all but 14 to pitched roofs. We plan to change all as soon as funds are available	1460	C-1		30,000.00		23,322.25	0.00	
OK006-002	Replace cabinets & vanities in 1 unit @ \$3500	1460	B-3		3,500.00		0.00	0.00	
	Subtotal 1460				51,360.00		24,410.21	0.00	
OK006-002	Replace refrigerators @ \$425 ea.	1465	B-3	4	1,700.00		0.00	0.00	
OK006-002	Replace ranges @ \$349 ea.	1465	B-3	4	1,396.00		0.00	0.00	
	Subtotal 1465				3,096.00		0.00	0.00	
	TOTAL 002				\$55,056.00		\$25,040.21	\$0.00	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: ok006d01

Annual Statement /Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						3/24/2008
PHA Name: Broken Bow Housing Authority		Grant Type and Number: Capital Fund Program No: OK56P00650106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u>1</u>		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/07		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses	0.00	0.00	0.00	0.00	
3	1408 Management Improvements	37,870.00	37,870.00	37,870.00	37,870.00	
4	1410 Administration	13,109.00	13,109.00	13,109.00	13,109.00	
5	1411 Audit	6,000.00	6,000.00	6,000.00	6,000.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	10,802.00	10,802.00	10,802.00	10,802.00	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	18,675.00	18,675.00	18,675.00	18,675.00	
10	1460 Dwelling Structures	79,043.00	84,796.00	84,796.00	84,796.00	
11	1465.1 Dwelling Equipment-Nonexpendable	11,142.00	11,142.00	11,142.00	11,142.00	
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00	
13	1475 Nondwelling Equipment	18,084.00	18,084.00	18,084.00	18,084.00	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00	
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	
18	1499 Development Activities	0.00	0.00	0.00	0.00	
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00	
20	1502 Contingency	0.00	0.00	0.00	0.00	
21	Amount of Annual Grant (sums of lines 2-20)	\$194,725.00	\$200,478.00	\$200,478.00	\$200,478.00	
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00	
23	Amount of Line 21 Related to Section 504 Compliance	2,000.00	2,000.00	50.00	50.00	
24	Amount of Line 21 Related to Security - Soft Costs	3,000.00	3,000.00	0.00	0.00	
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	

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

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Broken Bow Housing Authority		OK56P00650106				2006		
		Capital Fund Program No:		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA - Wide	Operations Total 1406	1406		0.00	0.00	0.00	0.00	
	Management Improvements:							
HA - Wide	Hire off-duty police officer as needed to patrol troubled spots	1408	B-3	3,000.00	3,000.00	3,000.00	3,000.00	
HA - Wide	Purchase updated software (Windows version) and miscellaneous updates	1408	B-3	4,000.00	4,000.00	4,000.00	4,000.00	
HA - Wide	Training needed to keep up with HUD's changing rules & regulations, QHWRA, PHAS, LBP & Black Mold	1410	A-9	5,000.00	5,000.00	5,000.00	5,000.00	
HA - Wide	To employ an in-house accountant to bring accounting to the requirements of PHAS/QHWRA (pro-rated: 17.44 hr/wk x \$18.82/hr. x 52 wks)	1408	A-8	16,000.00	16,000.00	16,000.00	16,000.00	
HA - Wide	Employee Benefits (40% GW)	1408	A-6	9,870.00	9,870.00	9,870.00	9,870.00	
	Total 1408			37,870.00	37,870.00	37,870.00	37,870.00	100% Completed
	Administration:							
HA - Wide	Capital Fund Coordinator (pro-rated 18 hrs./wk. including employee benefits @ 40%)	1410	A-3	12,109.00	12,109.00	12,109.00	12,109.00	
HA - Wide	Sundry (postage, phone, advertising)	1410	B-3	1,000.00	1,000.00	1,000.00	1,000.00	
	Total 1410			13,109.00	13,109.00	13,109.00	13,109.00	100% Completed
HA - Wide	Audit (prorated) Total 1411	1411	A-2	6,000.00	6,000.00	6,000.00	6,000.00	100% Completed
	Fees and Costs:							
HA - Wide	Hire Certified Inspection Group to perform PHASS Insp.	1430	A-5	1,500.00	1,500.00	1,500.00	1,500.00	
HA - Wide	Hire Nelrod Consortium to prepare 5 year & annual plan. Also to perform quality control review.	1430	A-5	9,302.00	9,302.00	9,302.00	9,302.00	
	Total 1430			10,802.00	10,802.00	10,802.00	10,802.00	100% Completed
			Subtotal	67,781.00	67,781.00	67,781.00	67,781.00	

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

PHA Name: Broken Bow Housing Authority		Grant Type and Number: Capital Fund Program No: OK56P00650106 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		
OK006-001	Repair concrete according to recent PHAS inspection	1450 C-1	2010 sf	14,075.00	14,075.00	14,075.00	14,075.00		
	Replace cracked & dislocated concrete in sidewalks								
	caused by swelling tree roots & extreme temperature								
	at \$7.00 sf								
	Subtotal 1450			14,075.00	14,075.00	14,075.00	14,075.00	100% Completed	
OK006-001	Misc. floor tiles, window blinds, furnace & ducts,	1460 B-3		2,200.00	2,200.00	2,200.00	2,200.00		
	electrical, plumbing, door hardware, etc.								
	NOTE: Misc. items in excess of \$500 for one purchase or one								
	job will be charged to this account according to								
	capitalization policy.								
OK006-001	Paint interior: 15 units @ \$450	1460 B-3	10	4,500.00	4,500.00	4,500.00	4,500.00		
OK006-001	Replace water heaters @ \$240 ea. (as needed)		6	1,440.00	1,440.00	1,440.00	1,440.00		
OK006-001	Replace formica cabinet tops; 2 units @ \$400	1460 B-3	2	800.00	800.00	800.00	800.00		
OK006-001	Replace 30 cabinet doors @ \$35 (two units)	1460 B-3	30	1,050.00	1,050.00	1,050.00	1,050.00		
	Subtotal 1460			9,990.00	9,990.00	9,990.00	9,990.00	100% Completed	
OK006-001	Replace refrigerators @ \$485 ea.	1465 B-3	6	2,910.00	2,910.00	2,910.00	2,910.00		
OK006-001	Replace ranges @ \$300 ea.	1465 B-3	6	1,800.00	1,800.00	1,800.00	1,800.00		
	Subtotal 1465			4,710.00	4,710.00	4,710.00	4,710.00	100% Completed	
	TOTAL 001			28,775.00	28,775.00	28,775.00	28,775.00		

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

PHA Name: Broken Bow Housing Authority		Grant Type and Number: Capital Fund Program No: OK56P00650106 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		
OK006-002	Repair erosion & damage problems as they occur.	1450	C-1	see breakout	600.00	600.00	600.00	600.00	
	Repair topsoil 28 yds = \$280 (ongoing)								
	2 pallets sod @ \$160 = \$320								
	Subtotal 1450				600.00	600.00	600.00	600.00	100% Completed
OK006-002	Misc. floor tiles, window blinds, furnace & ducts, electrical, plumbing, door hardware, etc. (see capitalization policy note on 6-1)	1460	B-3		6,400.00	6,400.00	6,400.00	6,400.00	
OK006-002	Paint interior of 10 units @ \$450.	1460	B-3		4,500.00	4,500.00	4,500.00	4,500.00	
OK006-002	Replace water heaters @ \$240 each as needed.	1460	B-3	4	960.00	960.00	960.00	960.00	
OK006-002	Replace roofing shingles as needed on mansard sides of flat roofs. (This is a temporary fix)	1460	C-1		4,000.00	9,753.00	9,753.00	9,753.00	
OK006-002	Modify flat roofs on 3 units @ approx. \$9000 per unit NOTE: Modify flat roof of 3 units by adding gabled/pitched roof above the existing flat roof. The Housing Authority originally had about 70 out of 140 flat roofs. We have changed all but 14 to pitched roofs. We plan to change all as soon as funds are available	1460	C-1		27,000.00	27,000.00	27,000.00	27,000.00	
OK006-002	Replace cabinets & vanities in 1 unit @ \$3500	1460	B-3		3,500.00	3,500.00	3,500.00	3,500.00	
	Subtotal 1460				46,360.00	52,113.00	52,113.00	52,113.00	112% Completed
OK006-002	Replace refrigerators @ \$425 ea.	1465	B-3	4	1,700.00	1,700.00	1,700.00	1,700.00	
OK006-002	Replace ranges @ \$349 ea.	1465	B-3	4	1,396.00	1,396.00	1,396.00	1,396.00	
	Subtotal 1465				3,096.00	3,096.00	3,096.00	3,096.00	100% Completed
	TOTAL 002				50,056.00	55,809.00	55,809.00	55,809.00	

Attachment: ok006e01
Broken Bow Housing Authority
Violence Against Women Act (VAWA)
Support and Assistance Statement

VAWA POLICY
Attachment to Resolution #560
03/31/2008

- The Broken Bow Housing Authority (BBHA) will provide notification to all tenants of public housing and to participants and landlords under the Section 8 program. (See brochure)
- The BBHA has set goals and objectives to support or assist victims of domestic violence. (See Resolution #560)
- The BBHA will actively support or assist victims of domestic violence.
- The BBHA policies have been updated to include language addressing the VAWA. (See Resolution #560)
- The BBHA will report to SOS for Families and the Department of Human Services any incidents or abuse.
- The BBHA will work in conjunction with SOS & DHS.
- The BBHA will provide referrals to the DHS & SOS, or Police Department.
- The BBHA will counsel with other agencies that have the potential to assist.
- The BBHA Staff will retain confidentiality issues as required by VAWA.
- The BBHA will allow for the transfer of a family who is a victim of domestic violence to a different development or a different program. (See Transfer Policy)
- The BBHA will give preference for victims of domestic violence when the preference offers safety & support that may alleviate the pending threat.