

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. *Amended*

Addendum to 5-Year Plan
2009 – 2013

Goals & Objectives: The Housing Authority plans to renovate the Smith Farm Estate. A 24-unit (2br duplexes) presently financed by USDA/RD Section 515. This development is the most energy inefficient of any of the Housing Authority owned developments. The HA plans to make this development the most energy efficient (to go Green) as much as is affordable. The proposed financing vehicle for this objective is low income housing tax credits (LIHTC) with GAP financing through HUD's HOME program or Federal Home Loan Bank's Affordable Housing Program.

The Housing Authority is also planning a 40-unit single family Rent-to-Own project. These houses will be on scattered sites located throughout the city. Mainly on sites presently occupied by dilapidated or burned out structures. This development has two objectives. First to provide homes for needy families, second to help clean up the city, to improve the living environment for the city as a whole. The proposed financing for this project is also LIHTC and HOME or AHP GAP financing.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Broken Bow Housing Authority.

N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

- N/C 903.7(1) Eligibility, Selection and Admissions Policies, including
Deconcentration and Wait List Procedures
- X 903.7(2) Financial Resources
- N/C 903.7(3) Rent Determination
- X 903.7(4) Operation and Management
- X 903.7(5) Grievance Procedures
- X 903.7(6) Designated Housing for Elderly and Disabled Families
- X 903.7(7) Community Service and Self-Sufficiency
- X 903.7(8) Safety and Crime Prevention
- X 903.7(9) Pets
- X 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- N/A 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The following are the specific locations where the public may obtain copies of the 2009 Annual Plan:

- Main Administrative Office – 710 East Third Street. Broken Bow, OK

6.0 PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

(1) Eligibility ***NO CHANGE***

Broken Bow Housing Authority verifies eligibility for admission to public housing when verification process is complete.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Credit History
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies
- Access to FBI criminal records

(2) Selection and Assignment ***NO CHANGE***

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application.

(3) Preferences ***NO CHANGE***

The PHA does plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income

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It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Medical justification
- Administrative reasons determined by the PHA
- Domestic Violence

The PHA has not established any preferences for admission to public housing.

(4) Unit Assignment ***NO CHANGE***

Applicants are ordinarily given two (2) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List ***NO CHANGE***

Broken Bow Housing Authority maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 710 East Third Street, Broken Bow, Oklahoma.

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials

Applicants must notify the PHA of changes in family income or family composition as this information is used to determine income eligibility and placement on the waiting list.

(6) Deconcentration and Income Mixing ***NO CHANGE***

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does not have any general occupancy public housing developments covered by the deconcentration rule.

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes

Broken Bow Housing Authority does not plan to operate any site-based waiting lists.

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility ***NO CHANGE***

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
 - Domestic Violence - The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- Access to FBI criminal records

The PHA shares the following information with prospective landlords:

- Criminal or drug-related activity

(2) Waiting List Organization ***NO CHANGE***

The Broken Bow Housing Authority's waiting list for the section 8 tenant-based assistance is merged with the following program waiting list:

- None

Participants may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time

The PHA does give extension on standard 60-day period to search for a unit. (if yes, state circumstances)

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

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(4) Preferences ***NO CHANGE***

The PHA does/ plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of the median area income

The PHA has not established any preferences for admission to public housing.

(5) Special Purpose Section 8 Assistance Programs ***NO CHANGE***

The policies governing eligibility, selection and admissions to any special-purpose section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan
- Briefing sessions and written materials

The PHA announces the availability of any special-purpose section 8 program to the public through:

- Published notices
- Community Organizations

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	164,230.00	
b) Public Housing Capital Fund	202,732.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	635,866.00	
f) Resident Opportunity and Self- Sufficiency Grants	19,168.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2009 ARRA Stimulus Grant	256,618.00	
2. Prior Year Federal Grants (unobligated funds only) (list below) <small>(as of 12/31/08)</small>		
2008 Capital Fund Program	134,587.59	Public housing capital improvements
3. Public Housing Dwelling Rental Income	258,950.00	Public housing operations
4. Other income (list below)		
Interest on Investments	4,050.00	Public housing operations
Other income: Legal fees, maintenance charges to tenants, late fees, NSF check charges, etc.	4,220.00	Public housing operations
USDA/RD Rental Income	87,100.00	
5. Non-federal sources (list below)		
AHP II (Affordable Housing Program)	103,914.00	
Total resources	\$1,871,435.59	

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies ***NO CHANGE***

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has not adopted any discretionary minimum rent hardship exemption policies.

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

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income. (if yes, list the amounts or percentages charged and the circumstances)

d. Discretionary deductions and/or exclusion policies

The PHA plans to employ the following discretionary (optional) deductions and/or exclusions policies:

- Fixed amount (other than general rent-setting policy)
 - 18% exclusion for earned income

e. Ceiling Rents

The PHA initially established ceiling rents before October 1, 1999 and pursuant 24 CFR 960.25(d) the PHA elected to retain the ceiling rents as an income based rent option and adjusted the ceiling rents to the level required for flat rents. Ceiling rents are subject to the limitation that tenant rent plus any utility allowance may not exceed the total tenant payment. In addition, ceiling rents are subject to the annual reexamination requirements set forth at 24 CFR 960.25(a) that requires the PHA to give the family the a 'choice of rent' at annual reexamination. Except for financial hardship cases, the family may not be offered this choice more than once a year.

The PHA ceiling rents are in place for all developments.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- Any time a family experiences an income increase above a threshold amount or percentage: (threshold) 20%

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents ***NO CHANGE***

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- The section 8 rent reasonableness study of comparable housing
- Survey of similar unassisted units in the neighborhood

B. Section 8 Tenant-based Assistance(1) Payment Standards ***NO CHANGE***

The PHA's payment standard is:

- Above 110% of FMR (if HUD approved; describe circumstances below)

If the payment standard is lower than FMR, why has the PHA selected this standard? *N/A*

If the payment standard is higher than FMR, why has the PHA chosen this level?

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families

(2) Minimum Rent ***NO CHANGE***

- \$26 - \$50

The PHA has not adopted any discretionary minimum rent hardship exemption policies.

6.0 903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA follows:

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

Assistant to Director
Office Manager
Admissions Officer
Secretary
Bookkeeping

Occupancy Manager – assists the Executive Director with the day-to-day management and operation of the Section 8 Programs and supervises the following staff:

- Section 8 Inspector

Facilities Manager – assists the Executive Director in the day-to-day operation of facilities management and maintenance of the public housing and section 8 stock and supervises the following staff:

- Carpentry Foreman
- Carpenter (2)
- Heavy Equipment Operator
- Maintenance (2)

b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	140	40
Section 8 Vouchers	217	40
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

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c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Grievance Procedures
- Termination Policy
- Transfer and Transfer Waiting List
- Community Service Policy
- Records Retention Policy
- File Access Policy
- Fraud Policy
- Conduct Standards Policy
- Pet Policy
- Pest Eradication Policy
- Security Policy
- Annual Facilities Maintenance Plan

Section 8 Management:

- Administrative Plan

903.7(5) Grievance Procedures

A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office

B. Section 8 Tenant-Based Assistance

The PHA has not established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

6.0 903.7(6) Designated Housing for Elderly and Disabled Families

The PHA has not designated or applied for approval to designate or does not plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will not apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

Activity Description: **N/A**

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

903.7(7) Community Service and Self-Sufficiency

(1) Services and programs offered to residents and participants by the Broken Bow Housing Authority are as follows:

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/ specific criteria/other)	Access (development office/PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Low rent FSS	Open	Resident Option	PHA Main Office	PH Tenants
Section 8 FSS	25	Resident Option	PHA Main Office	Section 8 Participants

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(2) Policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 2/10/09)
Public Housing	Open	2
Section 8	25	7

(3) PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

Community Service Implementation Report:

- Number of tenants performing community service: 16
- Number of tenants granted exemptions: 0
- Number of tenants in non-compliance: 0
- Number of tenants terminated/evicted due to non-compliance: 0

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

- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Train staff to encourage participation

903.7(8) Safety and Crime Prevention

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

- (i) Description of the need for measures to ensure the safety of public housing residents.
 - PHA has very low crime rate and no development has a record of crime persistence if and when we receive information of pending problems, we get on to that pending problem with all resources.
- (ii) Description of crime prevention activities conducted by the PHA.
 - Crime Prevention Through Environmental Design
 - Volunteer Resident Patrol/Block Watchers Program
 - Have uniformed Police Officer living in each development

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- (iii) Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
 - Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
 - Police provide crime data to housing authority staff for analysis and action
 - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

903.7(9) Pets

The description of the PHA's Pet Policy:

PET RULES

The following rules shall apply for the keeping of pets by Tenants living in the units operated by the Housing Authority of the City of Broken Bow. These rules do not apply to animals that are used to assist the handicapped (seeing-eye dogs).

- A. Common household pets as authorized by this policy means domesticated animals, such as cats, dogs, fish, birds, rodent (including rabbits) and turtles, that is traditionally kept in the home for pleasure rather than for commercial purposes.
- B. Tenants will register their pet with the Authority before it is brought onto the project premises, and will update the registration annually. The registration will include:
 - (1) Information sufficient to identify the pet and to demonstrate that it is a common household pet; and
 - (2) A certificate signed by a licensed veterinarian or a State or local authority empowered to inoculate animals, stating that the pet has received all inoculations required by applicable State and Local Law; and
 - (3) The name, address, and telephone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet; and
 - (4) The registration will be updated annually at the annual re-examination of tenants' income; and
 - (5) A statement indicating that the pet owner has read the pet rules and has agreed to comply with them; and
 - (6) The Authority may refuse to register a pet if:
 - (a) The animal is generally considered unsafe or hard to control. Examples are but not limited to pit bulls, rotweilers, doberman and chows.
 - (b) The pet is not a common household pet; and

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- (c) The keeping of the pet would violate any applicable house pet rule; and
 - (d) The pet owner fails to provide complete pet registration information; and
 - (e) The pet owner fails annually to update the pet registration; and
 - (f) The Authority reasonably determines, based on the pet owner's habits and practices and the pet's temperament that the pet owner will be unable to keep the pet in compliance with the pet rules and other legal obligations; and
 - (g) Financial ability to care for the pet and the therapeutic value of the pet to the pet's owner will not be a reason for the Authority to refuse to register the pet.
- (7) The Authority will notify the pet owner if the Authority refuses to register a pet. The Notice will:
- (a) State the reason/reasons for refusing to register the pet; and
 - (b) Be combined with a notice of a pet rule violation if appropriate.
 - (c) Cats and dogs shall be limited to small breeds where total weight of adult animals shall not exceed twenty (20) pounds and total height shall not exceed eighteen (18) inches. Seeing-eye dogs are excluded to height and weight.
 - (d) All cat and dog pets shall be neutered and/or spayed, as verified by veterinarian, cost to be paid by the owner. Pet owners will be required to present a certificate of health from their veterinarian verifying all required annual vaccines.
 - (e) A Twenty dollar (\$20.00) Pet Deposit shall be made to the Housing Authority. Such deposit shall be used to help cover cost of damages to the unit caused by the pet. No deposit necessary for fish and birds.
 - (f) Pets shall be quartered in the Tenants unit.
 - (g) Dogs and cats shall be kept on a leash and controlled by a responsible individual when taken outside.
 - (h) No dog houses will be allowed on the premises.
 - (i) The City Ordinance concerning pets will be complied with.
 - (j) Pets shall be removed from the premises when their conduct or condition is duly determined to constitute a nuisance or a threat to the health and safety of the pet owner and occupants of the Authority.
 - (k) Birds must be kept in regular bird cages and not allowed to fly throughout the unit.
 - (l) Each tenant will be allowed to house only one (1) animal at any time.
 - (m) Dishes or containers for food and water will be located within the owner's apartment. Food and/or table scraps, (bones), will not be deposited on the owners porches or yard.
 - (n) Tenants will not feed or water stray animals.

6.0 903.7(10) Civil Rights Certification

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section assistance programs:

The PHA will not, on the grounds of race, color, creed, sex religion, age, disability, national origin or familial status:

- Deny a person or family admission the housing or assistance;
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

6.0 903.7(11) Fiscal Year Audit

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

903.7(12) Asset Management – ***NOT APPLICABLE***

903.7(13) Violence Against Women Act (VAWA) – ***NO CHANGE***

Section 6.0 b

Identify where the Annual PHA Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA.

- Main Administrative Office: 710 East Third Street, Broken Bow, Oklahoma 74728

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

Include statements related to these programs as applicable.

- a. HOPE VI or Mixed Finance Modernization or Development – ***NO CHANGE***

The PHA has not received a HOPE VI revitalization grant.

Status of HOPE VI revitalization grant(s). *N/A*

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

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b. Demolition and/or Disposition – ***NO CHANGE***

The PHA does not plan to conduct any demolition or disposition activities in the plan Fiscal Year.

Activity Description: *N/A*

c. Conversion of Public Housing

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

The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

Activity Description *N/A*

d. Homeownership

A. Public Housing

The PHA does not administer a homeownership program for public housing. We do however have a Local Homeownership Program for low income families (AHPII)

Activity Description: *N/A*

B. Section 8 Tenant Based Assistance – ***NO CHANGE***

The PHA does plan to administer a homeownership program for section 8.

Program Description:

The PHA will not limit the number of families participating in the Section 8 homeownership option.

The PHA has established eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria.

- We will require a 3% down payment

e. Project-based Vouchers ***NO CHANGE***

Agencies utilizing the Section 8 Project Based Voucher Program, including certificate programs that were converted to vouchers or intending to utilize the Section 8 Project Based Voucher Program during the upcoming fiscal year are required to provide the following information.

The PHA is not currently operating nor intends to operate a Section 8 Project Based Voucher Program.

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

Required reports are included as following attachments:

- 2009 Capital Fund Program Annual Statement - attachment ok006a01
- 2008 Performance and Evaluation Report - attachment ok006b01
- 2007 Performance and Evaluation Report - attachment ok006c01
- 2006 Performance and Evaluation Report – attachment ok006d01
- 2009 ARRA Annual Statement – attachment ok006g01

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

Required report is included as following attachment:

- FY 2009 Capital Fund Program 5 Year Action Plan - attachment ok006e01

8.3 Capital Fund Financing Program (CFFP). *N/A*

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ***NOT APPLICABLE – PHA IS HIGH PERFORMER***

9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. *NOT APPLICABLE – PHA IS HIGH PERFORMER***

<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested. <i>NOT APPLICABLE – PHA IS HIGH PERFORMER</i></p> <p>(a) Progress in Meeting Mission and Goals <i>N/A</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification <i>N/A</i></p> <p>(c) PHA’s must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. <i>N/A</i></p>
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Provided as attachment ok006f01</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Provided as attachment ok006a01</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Provided as attachment ok006e01</p>

Attachment: ok006a01

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Broken Bow Housing Authority		Grant Type and Number: Capital Fund Program Grant No: OK56P006501-09 Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: _____	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	5,436.00			
3	1408 Management Improvements	10,500.00			
4	1410 Administration (may not exceed 10% of line 20)	16,493.00			
5	1411 Audit	2,600.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	34,993.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	14,480.00			
10	1460 Dwelling Structures	46,033.00			
11	1465.1 Dwelling Equipment-Nonexpendable	12,500.00			
12	1470 Non-dwelling Structures	36,212.00			
13	1475 Non-dwelling Equipment	23,485.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	\$202,732.00		\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance	\$3,500.00			
23	Amount of Line 20 Related to Security - Soft Costs	\$2,000.00			
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
Date		Date		Date	

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Broken Bow Housing Authority		Grant Type and Number: Capital Fund Program Grant No: OK56P006501-09 Replacement Housing Factor Grant No.					CFPP (Yes/ No): NO		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
HA-Wide	Operations: Total 1406	1406		5,436.00					
HA-Wide	Management Improvements:								
	Utility Allowance Study	1408		0.00					
	Purchase updated software (Lindsey & Windows)	1408		3,000.00					
	Training needed to keep up with HUD's changing rules & regulations,	1408		5,500.00					
	QHWRA, PHAS, LBP &Black Mold								
	Hire off-duty police officer as needed to patrol troubled spots during modernization	1408		2,000.00					
	Total 1408			10,500.00					
HA-Wide	Administration:								
	In-house accounting related to modernization only (pro-rated: 12 hr/wk X 52 wks. @ \$19.38 = \$12093)	1410		12,093.00					
	PHA Plan preparation as related to modernization	1410		2,700.00					
	Sundry (postage, phone, advertising)	1410		1,100.00					
	Physical Needs Assessment - performed in-house	1410		600.00					
	Total 1410			16,493.00					
HA-Wide	Audit (pro-rated) Total 1411	1411		2,600.00					
HA-Wide	Fees and Costs:								
	Contract Position - CFP Coordinator (pro-rate 20 hr/wk @ \$15.50 plus employee benefits @ 40%)	1430		22,568.00					
	Contract Labor - Consortium to assist with preparation of Annual & 5-Yr Plan, also to provide training and updates to HUD requirements	1430		9,425.00					
	Hire Certified Inspection Group to perform UPCS Inspections	1430		1,600.00					
	Contract for Quality Control Inspection of tenant files	1430		1,400.00					
	Sub-Total 1430			34,993.00					
	Sub-Total HA-Wide			70,022.00					

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Broken Bow Housing Authority		Grant Type and Number: Capital Fund Program Grant No: OK56P006501-09 Replacement Housing Factor Grant No.				CFFP (Yes/ No): NO		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
HA-Wide	Purchase 10 dumpsters @ \$300	1450	10	4,000.00				
	Special Modification: Due to resident's requests, we plan to make modifications to parking and walks to accommodate wheelchairs and walkers.	1450	see breakout	2,000.00				
	Sub-Total 1450			6,000.00				
HA-Wide	Upgrade office equipment: 1 Canon MP830 & 1 PC @ \$1,400 ea.	1475	see breakout	2,800.00				
	Upgrade Maintenance equipment: 2 trim mowers @ \$189	1475	see breakout	20,685.00				
	Replace 3 weedeaters @ \$169							
	Replace 1 maintenance truck @ \$19,800							
	Total 1475			23,485.00				
	TOTAL HA-WIDE			\$99,507.00				

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages									
PHA Name: Broken Bow Housing Authority			Grant Type and Number: Capital Fund Program Grant No: OK56P006501-09 Replacement Housing Factor Grant No.				CFPP (Yes/ No): NO		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
OK006-001	Replace deteriorated walks & parking	1450		5,250.00					
	Sub-Total 1450			5,250.00					
OK006-001	Misc. floor tiles, window blinds, furnace & ducts, electrical, plumbing door hardware, etc.	1460 B-3		6,000.00					
	NOTE: Misc. items in excess of \$500 for one purchase or one job will be charged to this account according to the capitalization policy.								
	Paint interior & exterior @ \$1050.00 each	1460 B-3	5	5,250.00					
	Replace water heaters (as needed) @ \$380 each	1460 B-3	6	2,280.00					
	Replace formica cabinet tops @ \$400 each	1460 B-3	2	800.00					
	Replace cabinet doors in 2 units @ \$35 each	1460 B-3	30	1,050.00					
	Sub-Total 1460			15,380.00					
OK006-001	Replace refrigerators @ \$485.00 each	1465.1 B-3	6	2,910.00					
	Replace ranges @ \$445 each	1465.1 B-3	6	2,670.00					
	Sub-Total 1465.1			5,580.00					
OK006-001	Replace alarm system in operations building and mechanical & carpentry shops (one alarm system). Bid Estimate: \$4898.00	1470		4,898.00					
	Sub-Total 1470			4,898.00					
	TOTAL OK006-001			\$31,108.00					

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages									
PHA Name: Broken Bow Housing Authority			Grant Type and Number: Capital Fund Program Grant No: OK56P006501-09 Replacement Housing Factor Grant No.				CFPP (Yes/ No): NO		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
OK006-002	Repair soil erosion on West Circle Drive. Install top soil - 140 yds @ \$12.80 = \$1,792.00. Install 8 pallets of sod @ \$180 = \$1,440.	1450 C-1	see breakout	3,230.00					
	Sub-Total 1450			3,230.00					
OK006-002	Misc. floor tiles, window blinds, furnace & ducts, electrical, plumbing, door hardware, etc. (See capitalization policy note on OK006-001)	1460 B-3		8,400.00					
	Paint interior of 8 units @ \$450 ea. & exterior of 4 units @ \$600 ea	1460 B-3		6,000.00					
	Replace water heaters (as needed) @ \$380 each	1460 B-3	4	1,520.00					
	Replace cabinets & vanities in 1 unit @ \$3,500.	1460 B-3	1	3,500.00					
	Sub-Total 1460			19,420.00					
OK006-002	Replace refrigerators @ \$485 each	1465.1 B-3	4	1,940.00					
	Replace ranges # \$380 each	1465.1 B-3	4	1,520.00					
	Sub-Total 1465.1			3,460.00					
OK006-002	Repair 40 year old Community Building:								
	Modify flat roof by adding pitched roof over flat roof. Estimate \$20,000.	1470		20,000.00					
	Replace all interior & exterior doors & door frames (40 years old)	1470		9,000.00					
	Replace all bathroom fixtures in both bathrooms - 2 commodes \$212,	1470		2,314.00					
	2 lavatories & faucets @ \$225, replace faulted dividers 2 @ \$720								
	Sub-Total 1470			31,314.00					
	TOTAL OK006-002			\$57,424.00					

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages									
PHA Name: Broken Bow Housing Authority			Grant Type and Number: Capital Fund Program Grant No: OK56P006501-09 Replacement Housing Factor Grant No.				CFPP (Yes/ No): NO		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
OK006-003	Misc. floor tiles, window blinds, furnace & ducts, electrical, plumbing, door hardware, etc. (See capitalization policy note on OK006-001)	1460 B-3		6,733.00					
	Paint interior of 10 units @ \$450 each	1460 B-3	10	4,500.00					
	Sub-Total 1460			11,233.00					
OK006-003	Replace refrigerators @ \$485 each	1465.1 B-3	4	1,940.00					
	Replace ranges @ \$380 each	1465.1 B-3	4	1,520.00					
	Sub-Total 1465.1			3,460.00					
	TOTAL OK006-003			\$14,693.00					
	ESTIMATED GRANT TOTAL FOR 2009			\$202,732.00					

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: ok006b01

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
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number _____	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12-31-2008		<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	34,054.00	0.00	6,344.96	6,344.96
4	1410 Administration	17,744.00	0.00	1,585.88	1,585.88
5	1411 Audit	2,500.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	12,302.00	0.00	175.49	175.49
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	15,431.00	0.00	1,091.49	1,091.49
10	1460 Dwelling Structures	89,343.00	0.00	53,694.59	33,694.59
11	1465.1 Dwelling Equipment-Nonexpendable	11,141.00	0.00	5,252.00	5,252.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	20,217.00	0.00	0.00	0.00
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)	\$202,732.00	\$0.00	\$68,144.41	\$48,144.41
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	0.00	0.00	0.00	
	Management Improvements:									
HA - Wide	Utility allowance study			1408		500.00	0.00	0.00	0.00	
HA - Wide	Purchase updated software (Lindsey & Windows)			1408		4,500.00	0.00	5,979.20	5,979.20	
HA - Wide	Physical needs assessment			1408		2,500.00	0.00	0.00	0.00	
HA - Wide	Capital Fund Coordinator (pro-rate 20 hrs./wk @ \$14.96 plus employee benefits @39%)			1408		21,554.00	0.00	0.00	0.00	
HA - Wide	PHA Plan preparation as related to modernization			1408		2,000.00	0.00	365.76	365.76	
HA - Wide	Hire off-duty police officer as needed to patrol troubled spots during modernization			1408		3,000.00	0.00	0.00	0.00	
	Total 1408					34,054.00	0.00	6,344.96	6,344.96	
	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	0.00	1,585.88	1,585.88	
HA - Wide	Sundry (postage, phone, advertising)			1410		1,000.00	0.00	0.00	0.00	
HA - Wide	Training needed to keep up with HUD's changing rules & regulations, QHWRA, PHAS, LBP & Black Mold			1410		5,000.00	0.00	0.00	0.00	
	Total 1410					17,744.00	0.00	1,585.88	1,585.88	
HA - Wide	Audit (prorated)	Total 1411		1411		2,500.00	0.00	0.00	0.00	
	Fees and Costs:									
HA - Wide	Hire Certified Inspection Group to perform PHASS Insp.			1430		1,500.00	0.00	175.49	175.49	
HA - Wide	Contract for quality control inspection of tenant files.			1430		1,500.00	0.00	0.00	0.00	
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	0.00	0.00	0.00	
	Total 1430					12,302.00	0.00	175.49	175.49	
						Subtotal	66,600.00	0.00	8,106.33	8,106.33

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	0.00	1,091.49	1,091.49	
	Replace cracked & dislocated concrete in sidewalks caused by swelling tree roots & extreme temperature at \$7.00 sf								
	Subtotal 1450				8,000.00	0.00	1,091.49	1,091.49	
OK006-001	Misc. floor tiles, window blinds, furnace & ducts, electrical, plumbing, door hardware, etc.	1460	B-3		5,100.00	0.00	3,004.20	3,004.20	
	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	0.00	0.00	0.00	
OK006-001	Replace 6 water heaters @ \$280 ea. (as needed)	1460	C-3	6	1,680.00	0.00	786.55	786.55	
OK006-001	Replace Formica cabinet tops; 2 units @ \$400	1460	C-3	2	800.00	0.00	0.00	0.00	
OK006-001	Replace 30 cabinet doors @ \$35 (two units)	1460	C-3	30	1,050.00	0.00	0.00	0.00	
	Subtotal 1460				14,630.00	0.00	3,790.75	3,790.75	
OK006-001	Replace refrigerators @ \$485 ea.	1465	B-3	6	2,910.00	0.00	2,608.00	2,608.00	
OK006-001	Replace ranges @ \$300 ea.	1465	B-3	6	1,800.00	0.00	0.00	0.00	
	Subtotal 1465				4,710.00	0.00	2,608.00	2,608.00	
	TOTAL 001				\$27,340.00	\$0.00	\$7,490.24	\$7,490.24	

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	
OK006-002	Repair erosion & damage problems as they occur.	1450	C-1	see breakout	600.00	0.00	0.00	0.00
	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	0.00	0.00	0.00
	Subtotal 1450				1,200.00	0.00	0.00	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		1,124.73	1,124.73
OK006-002	Paint interior of 8 units @ \$450. & exterior of 4 units at \$600 each	1460	B-3		6,000.00	0.00	0.00	0.00
OK006-002	Replace 4 water heaters @ \$280 each as needed.	1460	C-3	4	1,120.00	0.00	350.13	350.13
OK006-002	Replace roofing shingles as needed on mansard sides of flat roofs. (This is a temporary fix)	1460	C-1		2,000.00	0.00	0.00	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 7 units & community building to pitched. We plan to change all as soon as funds are available.	1460	C-1		27,000.00	0.00	28,072.83	28,072.83
OK006-002	Replace cabinets & vanities in 1 unit @ \$3500	1460	C-3		3,500.00	0.00	0.00	0.00
	Subtotal 1460				48,020.00	0.00	29,547.69	29,547.69
OK006-002	Replace refrigerators @ \$425 ea.	1465	B-3	4	1,700.00	0.00	1,700.00	1,700.00
OK006-002	Replace ranges @ \$349 ea.	1465	B-3	4	1,395.00	0.00	0.00	0.00
	Subtotal 1465				3,095.00	0.00	1,700.00	1,700.00
	TOTAL 002				\$52,315.00	\$0.00	\$31,247.69	\$31,247.69

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: ok006c01

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
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number #2	
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/08		<input checked="" type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending 12/31/08			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	2,000.00	2,000.00	2,000.00	2,000.00
3	1408 Management Improvements	15,609.00	38,988.00	38,988.00	38,988.00
4	1410 Administration	15,870.00	20,475.00	20,475.00	20,475.00
5	1411 Audit	2,000.00	2,000.00	2,000.00	2,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	28,302.00	28,302.00	28,302.00	28,302.00
8	1440 Site Acquisition				
9	1450 Site Improvement	15,906.00	2,174.00	2,174.00	2,174.00
10	1460 Dwelling Structures	86,043.00	75,300.00	75,300.00	75,300.00
11	1465.1 Dwelling Equipment-Nonexpendable	11,142.00	11,633.00	11,633.00	11,633.00
12	1470 Nondwelling Structures	4,000.00			
13	1475 Nondwelling Equipment	22,084.00	22,084.00	22,084.00	22,084.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$202,956.00	\$202,956.00	\$202,956.00	\$202,956.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	\$3,231.00	1,174.00		
24	Amount of Line 21 Related to Security - Soft Costs	\$3,000.00			
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:		Grant Type and Number:				Federal FY of Grant:		
Broken Bow Housing Authority		Capital Fund Program No: OK56P00650107				2007		
		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	2,000.00	2,000.00	2,000.00	100% Complete
	Management Improvements:							
HA - Wide	Hire off-duty police officer as needed to patrol troubled spots	1408	B-3	3,000.00	0.00	0.00	0.00	
HA - Wide	Utility allowance update	1408		500.00	500.00	500.00	500.00	
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	12,109.00	38,488.00	38,488.00	38,488.00	
	Total 1408			15,609.00	38,988.00	38,988.00	38,988.00	100% Complete
	Administration:							
HA - Wide	Sundry (postage, phone, advertising)	1410	B-3	1,000.00	1,000.00	1,000.00	1,000.00	
HA - Wide	Employee Benefits (40% GW)	1410	A-6	9,870.00	9,870.00	9,870.00	9,870.00	
HA - Wide	Training needed to keep up with HUD's changing rules & regulations, QHWRA, PHAS, LBP & Black Mold	1410	A-9	5,000.00	9,605.00	9,605.00	9,605.00	
	Total 1410			15,870.00	20,475.00	20,475.00	20,475.00	100% Complete
HA - Wide	Audit (prorated) Total 1411	1411	A-2	2,000.00	2,000.00	2,000.00	2,000.00	100% Complete
	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	Physical needs assessment	1430	A-3	500.00	500.00	500.00	500.00	
HA - Wide	PHA Plan preparation	1430	A-3	1,000.00	1,000.00	1,000.00	1,000.00	
HA - Wide	Energy audit 1/2 cost	1430	A-3	2,000.00	2,000.00	2,000.00	2,000.00	
HA - Wide	Capital Fund Coordinator (pro-rated 18 hrs./wk. including employee benefits @ 40%)	1430	A-3	14,000.00	14,000.00	14,000.00	14,000.00	
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			28,302.00	28,302.00	28,302.00	28,302.00	100% Complete
			Subtotal	\$63,781.00	\$91,765.00	\$91,765.00	\$91,765.00	

**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		
HA - Wide	Repair sewer mains as problems occur. Opening & closing of sewer mains caused by dislocated tile & tree roots. Allow for 2 incidents in 12 mo. @ \$1,000	1450 C-1	see breakout	2,000.00	1,000.00	1,000.00	1,000.00		
HA - Wide	Special modification: Due to residents' requests, we plan to make modifications to parking and walks to accommodate wheelchairs & walkers. (Modify 1 parking area @ \$2,000. Modify sidewalk entries to 5 houses @ \$400.00 ea.	1450 C-2	see breakout	3,231.00	1,174.00	1,174.00	1,174.00		
	Subtotal 1450			5,231.00	2,174.00	2,174.00	2,174.00	100% Complete	
HA - Wide	Upgrade office equipment. Purchase 2 new PCs @ \$1,430.00	1475 B-3	see breakout	2,680.00	2,680.00	2,680.00	2,680.00		
HA - Wide	Upgrade Maintenance equipment: Replace 1 hand mower @ \$169. Replace 4 weedeater @ \$139. One chain saw @ \$239. Upgrade one maintenance truck at \$15,000 (used).	1475 B-3	see breakout	15,404.00	15,404.00	15,404.00	15,404.00		
HA - Wide	Add equipment for shop building	1475 B-3		4,000.00	4,000.00	4,000.00	4,000.00		
	Total 1475			22,084.00	22,084.00	22,084.00	22,084.00	100% Complete	
	TOTAL HA - WIDE			\$91,096.00	\$116,023.00	\$116,023.00	\$116,023.00		

**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	0.00	0.00	0.00	
	Replace cracked & dislocated concrete in sidewalks caused by swelling tree roots & extreme temperature at \$7.00 sf							
	Subtotal 1450			10,075.00	0.00	0.00	0.00	
OK006-001	Misc. floor tiles, window blinds, furnace & ducts, electrical, plumbing, door hardware, etc.	1460 B-3		2,200.00	2,200.00	2,200.00	2,200.00	
	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	4,500.00	4,500.00	4,500.00	
OK006-001	Replace water heaters @ \$240 ea. (as needed)	1460 B-3	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% Complete
OK006-001	Replace refrigerators @ \$485 ea.	1465 B-3	6	2,910.00	2,867.00	2,867.00	2,867.00	
OK006-001	Replace ranges @ \$300 ea.	1465 B-3	6	1,800.00	2,094.00	2,094.00	2,094.00	
	Subtotal 1465			4,710.00	4,961.00	4,961.00	4,961.00	100% Complete
OK006-001	Purchase updated software (Windows version) and miscellaneous updates	1470 C-3		4,000.00	0.00	0.00	0.00	
	Subtotal 1470			4,000.00	0.00	0.00	0.00	
	TOTAL 001			\$28,775.00	\$14,951.00	\$14,951.00	\$14,951.00	

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	0.00	0.00	0.00	
	Repair topsoil 28 yds = \$280 (ongoing)							
	2 pallets sod @ \$160 = \$320							
	Subtotal 1450			600.00	0.00	0.00	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	8,400.00	8,400.00	8,400.00	
OK006-002	Paint interior of 10 units @ \$450.	1460 B-3		4,500.00	4,256.00	4,256.00	4,256.00	
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	179.00	179.00	179.00	
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	23,322.00	23,322.00	23,322.00	
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			51,360.00	40,617.00	40,617.00	40,617.00	100% Complete
OK006-002	Replace refrigerators @ \$425 ea.	1465 B-3	4	1,700.00	1,940.00	1,940.00	1,940.00	
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	3,336.00	3,336.00	3,336.00	100% Complete
	TOTAL 002			\$55,056.00	\$43,953.00	\$43,953.00	\$43,953.00	

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					
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 type="checkbox"/> Revised Annual Statement/Revision Number			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/08		<input checked="" type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending 12/31/08			
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
3	1408 Management Improvements	37,870.00		37,870.00	37,870.00
4	1410 Administration	13,109.00		13,109.00	13,109.00
5	1411 Audit	6,000.00		6,000.00	6,000.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	10,802.00		10,802.00	10,802.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	18,675.00		18,675.00	18,675.00
10	1460 Dwelling Structures	84,796.00		84,796.00	84,796.00
11	1465.1 Dwelling Equipment-Nonexpendable	11,142.00		11,142.00	11,142.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	18,084.00		18,084.00	18,084.00
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)	\$200,478.00		\$200,478.00	\$200,478.00
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	2,000.00		50.00	50.00
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: 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	
HA - Wide	Operations Total 1406	1406		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	
HA - Wide	Purchase updated software (Windows version) and miscellaneous updates	1408	B-3	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	
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	
HA - Wide	Employee Benefits (40% GW)	1408	A-6	9,870.00		9,870.00	9,870.00	
	Total 1408			37,870.00		37,870.00	37,870.00	100% Complete
	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	
HA - Wide	Sundry (postage, phone, advertising)	1410	B-3	1,000.00		1,000.00	1,000.00	
	Total 1410			13,109.00		13,109.00	13,109.00	100% Complete
HA - Wide	Audit (prorated) Total 1411	1411	A-2	6,000.00		6,000.00	6,000.00	100% Complete
	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	
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	
	Total 1430			10,802.00		10,802.00	10,802.00	100% Complete
			Subtotal	\$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	
	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	100% Complete
OK006-001	Misc. floor tiles, window blinds, furnace & ducts,	1460 B-3		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	
OK006-001	Replace water heaters @ \$240 ea. (as needed)		6	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	
OK006-001	Replace 30 cabinet doors @ \$35 (two units)	1460 B-3	30	1,050.00		1,050.00	1,050.00	
	Subtotal 1460			9,990.00		9,990.00	9,990.00	100% Complete
OK006-001	Replace refrigerators @ \$485 ea.	1465 B-3	6	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	
	Subtotal 1465			4,710.00		4,710.00	4,710.00	100%
	TOTAL 001			\$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	
	Repair topsoil 28 yds = \$280 (ongoing)							
	2 pallets sod @ \$160 = \$320							
	Subtotal 1450			600.00		600.00	600.00	100% Complete
OK006-002	Misc. floor tiles, window blinds, furnace & ducts, electrical, plumbing, door hardware, etc.	1460 B-3		6,400.00		6,400.00	6,400.00	
	(see capitalization policy note on 6-1)							
OK006-002	Paint interior of 10 units @ \$450.	1460 B-3		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	
OK006-002	Replace roofing shingles as needed on mansard sides of flat roofs. (This is a temporary fix)	1460 C-1		9,753.00		9,753.00	9,753.00	
OK006-002	Modify flat roofs on 3 units @ approx. \$9000 per unit	1460 C-1		27,000.00		27,000.00	27,000.00	
	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							
OK006-002	Replace cabinets & vanities in 1 unit @ \$3500	1460 B-3		3,500.00		3,500.00	3,500.00	
	Subtotal 1460			52,113.00		52,113.00	52,113.00	100% Complete
OK006-002	Replace refrigerators @ \$425 ea.	1465 B-3	4	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	
	Subtotal 1465			3,096.00		3,096.00	3,096.00	100% Complete
	TOTAL 002			\$55,809.00		\$55,809.00	\$55,809.00	

Capital Fund Program Five-Year Action Plan

Attachment: ok006e01

I. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part I: Summary						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
OK006 Broken Bow Housing Authority		Broken Bow, OK				
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
B.	Physical Improvements Subtotal	Annual Statement	81,125.00	119,356.00	121,625.00	121,856.00
C.	Management Improvements		30,660.00	30,660.00	28,660.00	28,660.00
D.	PHA-Wide Non-dwelling Structures and Equipment		58,231.00	20,000.00	19,231.00	19,000.00
E.	Administration		15,260.00	15,260.00	15,260.00	15,260.00
F.	Other		17,680.00	17,680.00	18,180.00	18,180.00
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds		\$202,956.00	\$202,956.00	\$202,956.00	\$202,956.00
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program Five-Year Action Plan

I. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
OK006 Broken Bow Housing Authority		Broken Bow, OK				
	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
HA-Wide	Physical Needs	Annual Statement	21,500.00	21,500.00	21,500.00	21,500.00
	Management Needs		83,600.00	83,600.00	81,331.00	8,110.00
OK006-001	Physical Needs		18,900.00	36,900.00	18,900.00	54,631.00
	Management Needs					
OK006-002	Physical Needs		55,231.00	26,000.00	17,000.00	22,000.00
	Management Needs					
OK006-003	Physical Needs		23,725.00	34,956.00	64,225.00	23,725.00
	Management Needs					

Capital Fund Program Five-Year Action Plan

I. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>			Work Statement for Year 3 FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	OK006-1			OK006-1		
Annual Statement	Paint interior & exterior	6	6,600.00	Replace HVAC	4	18,000.00
	Water Heaters		2,400.00	Paint interior & exterior	6	6,600.00
	Replace cabinets		0.00	Water Heaters		2,400.00
	Misc. floor tile, window blinds, furnace & duct, electric, plumbing, hardware, ect.		5,100.00	Replace cabinets		0.00
	Ranges (6) & Refrigerators (6)		4,800.00	Misc. floor tile, window blinds, furnace & duct, electric, plumbing, hardware, ect.		5,100.00
	TOTAL OK006-1		\$18,900.00	Ranges (6) & Refrigerators (6)		4,800.00
				TOTAL OK006-1		\$36,900.00
	OK006-2					
	Paint interior & exterior	4	4,400.00	OK006-2		
	Water Heaters		1,600.00	Paint interior & exterior	4	4,400.00
	Replace cabinets		2,000.00	Water Heaters		1,600.00
	Misc. floor tile, window blinds, furnace & duct, electric, plumbing, hardware, etc		5,500.00	Replace cabinets		2,000.00
	Ranges (4) & Refrigerators (4)		3,500.00	Misc. floor tile, window blinds, furnace & duct, electric, plumbing, hardware, etc.		5,500.00
	Replace Mansard/Flat Roof of Community Building		38,231.00	Replace HVAC	2	9,000.00
				Ranges (4) & Refrigerators (4)		3,500.00
	TOTAL OK006-2		\$55,231.00	TOTAL OK006-2		\$26,000.00
	OK006-3			OK006-3		
	Paint interior & exterior	4	4,400.00	Replace HVAC	3	13,500.00
	Water Heaters		1,600.00	Paint interior & exterior	4	4,400.00
	Replace cabinets		6,000.00	Water Heaters		1,600.00
	Misc. floor tile, window blinds, furnace & duct, electric, plumbing, hardware, etc.		8,225.00	Replace cabinets		6,000.00
	Ranges (4) & Refrigerators (4)		3,500.00	Misc. floor tile, window blinds, furnace & duct, electric, plumbing, hardware, etc.		5,956.00
	TOTAL OK006-3		\$23,725.00	Ranges (4) & Refrigerators (4)		3,500.00
				TOTAL OK006-3		\$34,956.00
	HA-WIDE			HA-WIDE		
	Repair/Replace concrete		4,000.00	Repair/Replace concrete		4,000.00
	Erosion & drainage		4,000.00	Erosion & drainage		4,000.00
	Landscape		4,000.00	Landscape		4,000.00
	Repair sewer mains		3,000.00	Repair sewer mains		3,000.00
	Interior modifications - 504		2,500.00	Interior modifications - 504		2,500.00
	Exterior modifications - 504		4,000.00	Exterior modifications - 504		4,000.00
	TOTAL HA-WIDE		\$21,500.00	TOTAL HA-WIDE		\$21,500.00
	TOTAL		\$119,356.00	TOTAL		\$119,356.00

Capital Fund Program Five-Year Action Plan

I. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 4 FFY <u>2012</u>			Work Statement for Year 5 FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	<u>OK006-1</u>			<u>OK006-1</u>		
Annual Statement	Paint interior & exterior	6	6,600.00	Replace roofing shingles & vent pipe system	11	27,500.00
	Water Heaters		2,400.00	Paint interior & exterior	6	6,600.00
	Replace cabinets		0.00	Water Heaters		2,400.00
	Misc. floor tile, window blinds, furnace & duct, electric, plumbing, hardware, ect.		5,100.00	Replace cabinets	2	9,000.00
	Ranges (6) & Refrigerators (6)		4,800.00	Misc. floor tile, window blinds, furnace & duct, electric, plumbing, hardware, ect.		4,331.00
	TOTAL OK006-1		\$18,900.00	Ranges (6) & Refrigerators (6)		4,800.00
	<u>OK006-2</u>			TOTAL OK006-1		\$54,631.00
	Paint interior & exterior	4	4,400.00			
	Water Heaters		1,600.00	<u>OK006-2</u>		
	Replace cabinets		2,000.00	Paint interior & exterior	4	4,400.00
	Misc. floor tile, window blinds, furnace & duct, electric, plumbing, hardware, etc.		5,500.00	Water Heaters		1,600.00
	Ranges (4) & Refrigerators (4)		3,500.00	Repair or replace cabinets		7,000.00
	TOTAL OK006-2		\$17,000.00	Misc. floor tile, window blinds, furnace & duct, electric, plumbing, hardware, etc.		5,500.00
	<u>OK006-3</u>			Ranges (4) & Refrigerators (4)		3,500.00
	Paint interior & exterior	4	4,400.00	TOTAL OK006-2		\$22,000.00
	Water Heaters		1,600.00	<u>OK006-3</u>		
	Replace cabinets		6,000.00	Paint interior & exterior	4	4,400.00
	Misc. floor tile, window blinds, furnace & duct, electric, plumbing, hardware, etc.		8,225.00	Water Heaters		1,600.00
	Replace HVAC	9	40,500.00	Replace cabinets		6,000.00
	Ranges (4) & Refrigerators (4)		3,500.00	Misc. floor tile, window blinds, furnace & duct, electric, plumbing, hardware, etc.		8,225.00
	TOTAL OK006-3		\$64,225.00	Ranges (4) & Refrigerators (4)		3,500.00
	<u>HA-WIDE</u>			TOTAL OK006-3		\$23,725.00
	Repair/Replace concrete		4,000.00	<u>HA-WIDE</u>		
	Erosion & drainage		4,000.00	Repair/Replace concrete		4,000.00
	Landscape		4,000.00	Erosion & drainage		4,000.00
	Repair sewer mains		3,000.00	Landscape		4,000.00
	Interior modifications - 504		2,500.00	Repair sewer mains		3,000.00
	Exterior modifications - 504		4,000.00	Interior modifications - 504		2,500.00
	TOTAL HA-WIDE		\$21,500.00	Exterior modifications - 504		4,000.00
	TOTAL		\$121,625.00	TOTAL HA-WIDE		\$21,500.00
				TOTAL		\$121,856.00

Capital Fund Program Five-Year Action Plan

J. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	Development Number/Name	Estimated Cost	Development Number/Name	Estimated Cost		
	General Description of Major Work Items		General Description of Major Work Items			
See	HA-WIDE		HA-WIDE			
Annual Statement	Security Guards	1408	2,000.00	Security Guards	1408	2,000.00
	Software	1408	3,160.00	Software	1408	3,160.00
	Training	1408	7,000.00	Training	1408	7,000.00
	Utility Allowance Update	1408	500.00	Utility Allowance Update	1408	500.00
	Financial Improvements	1408	18,000.00	Financial Improvements	1408	18,000.00
	Total 1408		30,660.00	Total 1408		30,660.00
	Non-Technical Salaries	1410	9,665.00	Non-Technical Salaries	1410	9,665.00
	Employee Benefits	1410	2,095.00	Employee Benefits	1410	2,095.00
	Administrative Sundry	1410	2,000.00	Administrative Sundry	1410	2,000.00
	Physical Needs Assessment	1410	\$1,500.00	Physical Needs Assessment	1410	\$1,500.00
	Total 1410		15,260.00	Total 1410		15,260.00
	Audit (pro-rated)	1411	\$2,000.00	Audit (pro-rated)	1411	\$2,000.00
	Total 1411		2,000.00	Total 1411		2,000.00
	Contract - PHA Plan preparation	1430	2,000.00	Contract - PHA Plan preparation	1430	2,000.00
	Contract - UPCS Inspections	1430	1,500.00	Contract - UPCS Inspections	1430	1,500.00
	Contract - CFP Coordinator (salary & benefits)	1430	12,180.00	Contract - CFP Coordinator (salary & benefits)	1430	12,180.00
	Total 1430		15,680.00	Total 1430		15,680.00
	Upgrade Computer/Office Equip	1475	5,000.00	Upgrade Computer/Office Equip	1475	5,000.00
	Upgrade Maintenance Equip	1475	\$15,000.00	Upgrade Maintenance Equip	1475	\$15,000.00
	Total 1475		20,000.00	Total 1475		20,000.00
	TOTAL HA-WIDE		\$83,600.00	TOTAL HA-WIDE		\$83,600.00

Capital Fund Program Five-Year Action Plan

J. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	Development Number/Name	Estimated Cost	Development Number/Name	Estimated Cost		
	General Description of Major Work Items		General Description of Major Work Items			
See	HA-WIDE		HA-WIDE			
Annual Statement	Security Guards	1408	2,000.00	Security Guards	1408	2,000.00
	Software	1408	3,160.00	Software	1408	3,160.00
	Training	1408	5,000.00	Training	1408	5,000.00
	Utility Allowance Update	1408	500.00	Utility Allowance Update	1408	500.00
	Financial Improvements	1408	18,000.00	Financial Improvements	1408	18,000.00
	Total 1408		28,660.00	Total 1408		28,660.00
	Non-Technical Salaries	1410	9,665.00	Non-Technical Salaries	1410	9,665.00
	Employee Benefits	1410	2,095.00	Employee Benefits	1410	2,095.00
	Administrative Sundry	1410	2,000.00	Administrative Sundry	1410	2,000.00
	Physical Needs Assessment	1410	\$1,500.00	Physical Needs Assessment	1410	\$1,500.00
	Total 1410		15,260.00	Total 1410		15,260.00
	Audit (pro-rated)	1411	\$2,500.00	Audit (pro-rated)	1411	\$2,500.00
	Total 1411		2,500.00	Total 1411		2,500.00
	Contract - PHA Plan preparation	1430	2,000.00	Contract - PHA Plan preparation	1430	2,000.00
	Contract - UPCS Inspections	1430	1,500.00	Contract - UPCS Inspections	1430	1,500.00
	Contract - CFP Coordinator (salary & benefits)	1430	12,180.00	Contract - CFP Coordinator (salary & benefits)	1430	12,180.00
	Total 1430		15,680.00	Total 1430		15,680.00
	Upgrade Computer/Office Equip	1475	4,000.00	Upgrade Computer/Office Equip	1475	4,000.00
	Upgrade Maintenance Equip	1475	\$15,231.00	Upgrade Maintenance Equip	1475	\$15,000.00
	Total 1475		19,231.00	Total 1475		19,000.00
	TOTAL HA-WIDE		\$81,331.00	TOTAL HA-WIDE		\$81,100.00

Attachment: ok006f01
Broken Bow Housing Authority
Resident Advisory Board Consultation process

- 1. Resident notification of appointment to the Advisory Board**
At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board – **January 4, 2009**

- 2. Resident Advisory Board Selection**
Selection made from resident/participant response **January 31, 2009**

- 3. Meeting Organization**
Schedule date to meet with Resident Advisory Board for input to PHA Plan – **December 31, 2008**
Notify Resident Advisory Board of scheduled meeting – **January 9, 2009**
Hold Resident Advisory Board meeting – **February 9, 2009**

- 4. Notification of Public Hearing**
Schedule date for Public Hearing and place ad – **December 29, 2008**
Notify Resident Advisory Board – **January 9, 2009**
Hold Public Hearing meeting – **March 23, 2009**

- 5. Documentation of resident recommendations and PHA's response to recommendations**

Recommendation: Was recommended that sidewalk be painted in bright color for neighbor who has visual impairments, and could possibly trip and fall over curb.

PHA Response: They will paint the sidewalk in a bright color for the resident with visual impairments.

Part I: Summary		Grant Type and Number:		FFY of Grant:	
PHA Name: Broken Bow Housing Authority		Capital Fund Program Grant No: OK56S006501-09 Date of CFFP: _____		Replacement Housing Factor Grant No: 2009	
				FFY of Grant Approval: 2009	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	136,968.00			
10	1460 Dwelling Structures	119,650.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	\$256,618.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director _____		Signature of Public Housing Director _____		Date _____	
Date _____		Date _____		Date _____	

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Broken Bow Housing Authority		Grant Type and Number: Capital Fund Program Grant No: OK56S006501-09 CFFP (Yes/No): NO Replacement Housing Factor Grant No.				Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	Please see Physical Needs Assessment attached herewith and a working part of this budget							
OK006-001	Repair & resurface PHA owned street:							
	Repair sub a& sub-surface: 1000 sq. ft. @ \$4	1450	1000sq. Ft.	4,000.00				
	Cast in place 2" ware surface bitumus asphalt: 3,611 sq. yds at \$13.20 sq. yd. (32,499 sq. ft.)	1450	3611 sq. yd.	47,665.00				
	Parking at Community Building: demolition 7440 sq. ft. @ \$2.52 sq. ft. = \$18,600 (including landfill). Replacement concrete 5" reinforced: 7440 sq ft. @ \$5.52 = \$41,813	1450	7440 sq. ft.	60,413.00				
	Curb & gutter for above parking = 310' @ \$19.43 = \$6,023	1450	310 ft.	6,023.00				
	Replace walks in circumference of Community Building parking: 1240 sq. ft. @ \$6.12 sq. ft. = \$7,592	1450	1240 sq. ft.	7,592.00				
	Faulted walks: Replace cracked deteriorated and dislocated walks at resident entries. Walk: 1160 sq. ft. demolition and landfill @ \$2.80 sq. ft. = \$3,248. Replacement 1160 sq. ft. @ \$6.92 sq. ft. = \$8,027	1450	1160 sq. ft.	11,275.00				
	TOTAL OK006-001			\$136,968.00				

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Broken Bow Housing Authority			Grant Type and Number: Capital Fund Program Grant No: OK56S006501-09 CFFP (Yes/ No): NO Replacement Housing Factor Grant No.				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
OK006-003	Remove and replace roofing shingles on 40 units:							
	Replace roofing with 30 lb. Asphalt under lamenent & 30 yr. Warranty 300 lb composition shingles: 680 sw. (100 sq. ft.) @ 127 = \$86,360	1460	680 sq.	86,360.00				
	Replace all metal flashing and through roof venting. Includes roof jacks and furnace, dryer and water vent piping. \$333 per unit X 40 units = \$13,320 (estimate from material list)	1460	40 units	13,220.00				
	Paint exterior of 40 units @ \$674 = \$26,960	1460	1 unit	674.00				
	We have budgeted one unit only because of budget limit and other priorities ahead of this one, but we are hoping for some surplus from other accounts listed on this budget.							
	This account is last priority of those listed in this Stimulus Budget and will be accomplished if there is left over from some of the other accounts. In that case, the most needed unit will be painted first until all funding is exhausted.							
	TOTAL OK006-003			\$100,254.00				
ESTIMATED GRANT TOTAL FOR 2009 STIMULUS				\$256,618.00				

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

