

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Ponca City Housing Authority</u> PHA Code: <u>OK111</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>173</u> Number of HCV units: <u>134</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH
	PHA 2:				HCV
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Ponca City Housing Authority is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives; to operate in an efficient, ethical and professional manner; and to create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.				
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. Goals and objectives: Reduce public housing vacancies by making our constituents aware of its availability and serve as many families/individuals as possible. We continue to work hard at keeping our units in top quality condition by performing regular maintenance preventative maintenance and modernization as the funds become available. Improve quality of assistance housing by maintaining our status as high performer on our PHAS and SEMAP scores and continue to increase customer satisfaction. Promote self-sufficiency and asset development of assisted households by increasing number and percentage of employed persons in housing. Continue our efforts to make the units more energy efficient. Ensure equal opportunity and affirmatively further fair housing by taking affirmative measures to ensure access to assisted housing and taking affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color religion, national origin, sex, and disability. Progress: More than 50% of the public housing properties have been rehabbed and are looking very much like non assisted properties in the community. The Section 8 program and Public Housing have maintained occupancy rates of 95% or greater. We have been designed high performer in both programs. We have put thermal pane windows on all 73 outlying units as well as energy efficient doors. We have done a considerable amount of landscaping, which has included flower and tree planting and installing sod to improve curb appeal. We have completely modernized our elevators in our elderly complex as well as updated the fire panel and sprinkler system. Implemented assigned income program to those tenants not working on a continual basis.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: No Revisions (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. Our 5-year and Annual PHA Plan can be reviewed or a receive a copy at our administrative office, which is located at the Broadway Plaza project, 201 E. Broadway, Ponca City, OK 74601				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
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 <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				

8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, 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.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> 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.</p>
9.0	<p>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.</p> <p>The need for affordable housing is growing in Ponca City. Not only the elderly and disabled, but families with low or no income due to massive job losses in our city this past year. The supply of affordable, decent housing is decreasing. There are really no poverty stricken areas without our city, but we units located throughout all neighborhoods in Ponca. The need for one and two bedroom units is 70% greater than three and four bedroom units as evidenced by our waiting lists. The only units we have available now are in our elderly complex with 5 vacancies. Our outlying units have 12 applicants for one bedroom, 27 applicants for two bedroom, 8 for three bedroom and 2 for four bedroom. The majority of these applicants are extremely low income, and primarily families with children. Apx. 78% is race/ethnicity White, 10% race/ethnicity Black/African American, 10% race/ethnicity American Indian and 2% race/ethnicity Asian. The Section 8 waiting list has 168 applicants with a waiting time of 10-12 months.</p>
9.1	<p>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.</p> <p>The applicant process is faster and applicants on the waiting list are notified in a more timely fashion when vacancy maintenance is complete. Managers meet bi-weekly to discuss housing needs relative to bedroom sizes needed and problem areas. PCHA will continue to perform modernization through configuration of apartments to provide the one and two bedroom units for the needs of the community. The Section 8 program will continue to analyze comparables on an annual basis. We are also tentatively working with the City of Ponca City’s CDBG program on assisting with the grant they received from the Neighborhood Stabilization Program. They would like us to provide the leasing aspect for the remodeled homes and maintenance them. This could increase the number of people we could house as well as assist financially.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The PCHA has been able to maintain its mission to promote adequate and affordable housing through utilization of Capital Funds. We have increased our occupancy, adequately utilized Section 8 housing choice vouchers, and improved turnaround time in public housing. Our turn-around time went from 21 days five years ago to 5 days the last couple of years. We have improved our units to fit better with community market standards including interior renovations and curb appeal. We supplied dryer hook-ups to all outlying units to better compete with other apartment complexes as well as providing all new energy efficient windows and doors and including screen doors to every unit.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”.</p> <p>Any discretionary changes in the Mission Statement that would modify the goals, objectives or plans of the agency such as: 50% deletion from or addition to the goals and objectives. A major change in Policy not included in the Annual Plan as a new housing project. A variance of 50% in the funds projected in the Capital Fund Annual statement. A change in policy or procedure that requires a regulatory 30-day posting.</p>
11.0	<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.</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)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Part I: Summary	
PHA Name: Ponca City Housing Authority	Grant Type and Number Capital Fund Program Grant No: OK56P11150107 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2007 FFY of Grant Approval:	

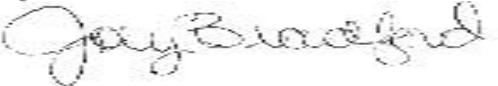
Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	30,000	30,000		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	20,000	16,991.29		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,400	0		
8	1440 Site Acquisition				
9	1450 Site Improvement	32,600	61,841.50		
10	1460 Dwelling Structures	117,105	123,105.88		
11	1465.1 Dwelling Equipment—Nonexpendable	29,000	7,702.89		
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	9,000	1,463.44		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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: Ponca City Housing Authority	Grant Type and Number Capital Fund Program Grant No: OK56P11150107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	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:: (sum of lines 2 - 19)	241,105	241,105	241,105	241,105
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 			Date: 10/08/2009		Signature of Public Housing Director
					Date

¹ To be completed for the Performance and Evaluation Report.

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Ponca City Housing Authority		Grant Type and Number Capital Fund Program Grant No: OK56P11150107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			
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	
PHA Wide	Operations	1406		30,000	30,000	30,000	30,000	Complete
PHA Wide	Non-technical salary	1408		20,000	16,991.29	16,991.29	16,991.29	Complete
PHA Wide	A&E Services	1430		1,000	0			
PHA Wide	Annual inspections	1430		2,400	0			
PHA Wide	Sidewalk repairs	1450		2,000	0			
PHA Wide	Foundation repairs	1450	2 units	17,600	28,954	28,954	28,954	Complete
PHA Wide	Parking lot repairs	1450		2,000	663.75	663.75	663.75	Ongoing
PHA Wide	Landscaping/Sod work	1450		7,000	31,178.75	31,178.75	31,178.75	Complete
PHA Wide	Fencing	1450		2,000	0			
PHA Wide	Termite control	1450	8 units	2,000	1,045	1,045	1,045	Ongoing
OK111000001	Roof repairs	1460	4 units	7,500	19,161.20	19,161.20	19,161.20	Ongoing
OK111000001	Hot water heaters	1460		7,000	0			
OK111000001	Kitchen/bath faucet replacement	1460	6	5,000	357.64	357.64	357.64	Ongoing
OK111000001	Bathroom toilets	1460	7	1,500	493.78	493.78	493.78	Ongoing
OK111000001	Kitchen/bath countertops	1460	5	8,000	1,556	1,556	1,557	Ongoing
OK111000001	Bathtubs	1460	2	1,500	566.87	566.87	566.87	Ongoing
OK111000001	Interior door replacement	1460	11	3,000	1,446.49	1,446.49	1,446.49	Ongoing
OK111000001	Exterior door replacement	1460	40	4,000	14,964.62	14,964.62	14,964.62	Ongoing
OK111000001	Exterior lock replacement	1460	3	3,000	155.82	155.82	155.82	Ongoing

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Part II: Supporting Pages								
PHA Name: Ponca City Housing Authority			Grant Type and Number Capital Fund Program Grant No: OK56P11150107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
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	
OK111000001	Kitchen/bath sink replacement	1460	5	5,000	651.02	651.02	651.02	Ongoing
OK111000001	Kitchen/bath cabinets	1460	12	13,105	3,793.90	3,793.90	3,793.90	Ongoing
OK111000001	Paneling	1460	10 rooms	4,500	2,586.46	2,586.46	2,586.46	Ongoing
OK111000001	Ceiling repairs	1460		4,000	0			
OK111000001	Airconditioners/repair-replace	1460	4 units	12,000	2,451.50	2,451.50	2,451.50	Ongoing
OK111000001	Retiling floors	1460	8 units	10,000	8,478.92	8,478.92	8,478.92	Ongoing
OK111000001	Elevator repairs	1460		3,000	0			
OK111000001	Window replacement	1460	6 units	20,000	24,525	24,525	24,525	Ongoing
OK111000001	Carpet replacement-Apts.	1460	10	5,000	4,739.92	4,739.92	4,739.92	Ongoing
OK111000001	Dryer hook-ups	1460	73 units	0	34,776.97	34,776.97	34,776.97	Ongoing
OK111000001	Light fixtures	1460	3 units	0	108.12	108.12	108.12	Ongoing
OK111000001	Paint interior walls	1460	2 units	0	2,165	2,165	2,165	Ongoing
OK111000001	Thermostat panels	1460	5 units	0	126.65	126.65	126.65	Ongoing
OK111000001	Mini blinds-duplexes	1465	14 wind.	5,000	691.41	691.41	691.41	Ongoing
OK111000001	Mini blinds-plaza	1465	102 units	10,000	0	0	0	
OK111000001	Refrigerators	1465	10	5,000	1,299.32	1,299.32	1,299.32	Ongoing
OK111000001	Stoves	1465	10	5,000	0	0	0	Ongoing
OK111000001	Storm doors	1465	30 doors	4,000	5,712.16	5,712.16	5,712.16	Ongoing
PHA Wide	Maintenance Tools	1475		3,000	723.45	723.45	723.45	Ongoing
PHA Wide	Office furniture	1475		4,000	739.99	739.99	739.99	Ongoing
PHA Wide	Smoke Detectors	1475		2,000	0	0	0	
TOTALS				241,105	241,105	241,105	241,105	

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Ponca City Housing Authority					Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
OK111000001	09/09		09/11		
PHA Wide	09/09		09/11		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary		
PHA Name: Ponca City Housing Authority	Grant Type and Number Capital Fund Program Grant No: OK56P11150108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	30,000	30,000		
3	1408 Management Improvements	2,000	2,000		
4	1410 Administration (may not exceed 10% of line 21)	20,000	20,000		
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	4,600	4,103.75		
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	19,100	19,100		
10	1460 Dwelling Structures	125,320	125,816.25		
11	1465.1 Dwelling Equipment—Nonexpendable	18,000	17,000		
12	1470 Non-dwelling Structures	0	0		
13	1475 Non-dwelling Equipment	15,000	16,000		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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: Ponca City Housing Authority		Grant Type and Number Capital Fund Program Grant No: OK56P11150108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	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:: (sum of lines 2 - 19)	234,020	234,020			
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
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 			Date: 10/08/2009		Signature of Public Housing Director Date	

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Ponca City Housing Authority		Grant Type and Number Capital Fund Program Grant No: OK56P11150108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
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	
PHA Wide	Operations	1406		30,000	30,000			
PHA Wide	Computer Software	1408		2,000	2,000			
PHA Wide	Non-technical salary	1410		20,000	20,000	3,390	3,390	Ongoing
PHA Wide	A&E Services	1430		2,000	2,000			
PHA Wide	Annual Inspections	1430	173 units	2,600	2,103.75	2,103.75	2,103.75	Complete
PHA Wide	Sidewalk repairs	1450		2,000	2,000			
PHA Wide	Sewer line repairs	1450		5,000	5,000	1,560	1,560	Ongoing
PHA Wide	Termite control	1450	5 units	2,000	2,000	200	200	Ongoing
PHA Wide	Sprinkler/landscaping	1450		7,000	7,000	4,537.25	4,537.25	Ongoing
PHA Wide	Fencing	1450		3,100	3,100			
OK111000001	Carpet-Common Areas	1460		5,000	5,000			
OK111000001	Carpet-Apartments	1460	10 units	3,000	3,000			
OK111000001	Toilets	1460	10	1,500	1,500	103.64	103.64	Ongoing
OK111000001	Roof repairs	1460	3	10,000	2,000			
OK111000001	Hot water heaters	1460	5	5,000	5,000	424.60	424.60	Ongoing
OK111000001	Kitchen/bath faucet replacement	1460	20	5,000	5,000	1,245.78	1,245.78	Ongoing
OK111000001	Kitchen/bath countertops	1460	10	5,000	5,000	1,140.00	1,140.00	Ongoing
OK111000001	Light fixtures	1460	30	0	496.25	165.86	165.85	Ongoing
OK111000001	Door replacement	1460	10	3,000	3,000	164.53	164.53	Ongoing

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Ponca City Housing Authority			Grant Type and Number Capital Fund Program Grant No: OK56P11150108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
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	
OK111000001	Exterior lock replacement	1460	30	2,000	2,000			
OK111000001	Kitchen/bath sink replacement	1460	20	6,000	6,000	470.06	470.06	Ongoing
OK111000001	Kitchen/bath cabinets	1460	20	20,000	20,000	9,302.21	9,302.21	Ongoing
OK111000001	Paneling	1460		4,500	4,500	1,326.96	1,326.96	Ongoing
OK111000001	Air-conditioner repair/replacement	1460	20	15,320	15,320			
OK111000001	Retiling floors	1460	20	15,000	15,000	3,884.42	3,884.42	Ongoing
OK111000001	Ceiling repairs	1460	5	5,000	5,000			
OK111000001	Replace/repair guttering	1460	10	5,000	3,000			
OK111000001	Window replacement	1460	10 units	15,000	15,000			
OK111000001	Paint interior walls	1460	5 units	0	2,000	122.62	122.62	Ongoing
OK111000001	Fire panel repairs	1460		0	8,000			
OK111000001	Storm doors	1465	10	4,000	3,000			Ongoing
OK111000001	Mini blinds	1465	20	4,000	4,000	349.08	349.08	Ongoing
OK111000001	Refrigerators	1465	10	5,000	5,000	4,625.68	4,625.68	Ongoing
OK111000001	Stoves	1465	10	5,000	5,000	5,025.00	5,025.00	Ongoing
PHA Wide	Security cameras	1475	5	0	1,000	150.00	150.00	Ongoing
PHA Wide	Washer/dryer replacement-CA	1475	6	5,000	5,000			
PHA Wide	Maintenance tools and equipment	1475		4,000	4,000	676.20	676.26	Ongoing
PHA Wide	Office furniture	1475		6,000	6,000	676.20	676.26	Ongoing
TOTALS				234,020	234,020	40,967.64	40,967.64	

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Ponca City Housing Authority				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
OK111000001	09/10		09/12		
PHA Wide	09/10		09/12		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary		
PHA Name: Ponca City Housing Authority	Grant Type and Number Capital Fund Program Grant No: OK56P11150109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

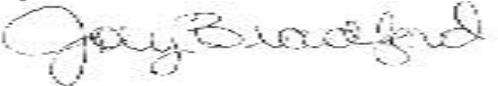
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	30,000			
3	1408 Management Improvements	2,000			
4	1410 Administration (may not exceed 10% of line 21)	20,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,600			
8	1440 Site Acquisition				
9	1450 Site Improvement	18,000			
10	1460 Dwelling Structures	118,420			
11	1465.1 Dwelling Equipment—Nonexpendable	13,500			
12	1470 Non-dwelling Structures	787			
13	1475 Non-dwelling Equipment	26,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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 I: Summary						
PHA Name: Ponca City Housing Authority		Grant Type and Number Capital Fund Program Grant No: OK56P11150109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	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:: (sum of lines 2 - 19)	237,307				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
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 			Date: 10/08/2009		Signature of Public Housing Director	
					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.

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Ponca City Housing Authority		Grant Type and Number Capital Fund Program Grant No: OK56P11150109 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	
PHA Wide	Operations	1406		30,000				
PHA Wide	Computer Software	1408		2,000				
PHA Wide	Non-technical salary	1410		20,000				
PHA Wide	Energy Audit	1430		4,000				
PHA Wide	A&E Services	1430		2,000				
PHA Wide	Annual Inspections	1430	177	2,600				
PHA Wide	Sidewalk Repairs	1450		1,000				
PHA Wide	Sewer Line Replacement	1450	5	3,000				
PHA Wide	Termite Control	1450	10	2,000				
PHA Wide	Replace retaining walls, drainage and erosion control	1450		3,000				
PHA Wide	Tree Removal	1450	5	1,000				
PHA Wide	Sprinkler/Landscaping	1450		5,000				
PHA Wide	Fencing	1450		3,000				
PHA Wide	Carpet Replacement	1460	10	5,000				
PHA Wide	Toilets	1460	10	1,500				
PHA Wide	Roof Repairs	1460	8	3,000				
PHA Wide	Hot Water Heaters	1460	10	2,000				
PHA Wide	Kitchen/Bath Faucet Replacement	1460	20	2,000				
PHA Wide	Carbon Monoxide Detectors	1460	173	3,000				

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: Ponca City Housing Authority		Grant Type and Number Capital Fund Program Grant No: OK56P11150109 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	
OK111000001	Light Fixtures	1460	30	2,000				
OK111000001	Carpet Replacement	1460	1	40,000				
OK111000001	Kitchen/Bath Countertops	1460	10	3,000				
OK111000001	Door Replacement	1460	10	3,000				
OK111000001	Lock Replacement	1460	30	4,000				
OK111000001	Carbon Monoxide Detectors	1460	177	3,000				
OK111000001	Kitchen/Bath Sink Replacement	1460	20	3,000				
OK111000001	Kitchen/Bath Cabinets	1460	20	10,000				
OK111000001	Paneling	1460	10	3,000				
OK111000001	GFI Switch Replacement	1460	10	1,420				
OK111000001	Bathtubs	1460	10	2,000				
OK111000001	Air Conditioning Repair/Replacement	1460	20	10,000				
OK111000001	Retiling Floors	1460	20	7,500				
OK111000001	Ceiling Repairs	1460	5	3,000				
OK111000001	Elevator Repairs	1460		4,000				
OK111000001	Mini Blinds	1460	20	3,000				
OK111000001	Refrigerators	1465	10	5,000				
OK111000001	Stoves	1465	10	5,000				
OK111000001	Exit Door Canopies	1465	7	3,500				

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 I: Summary	
PHA Name: Ponca City Housing Authority	Grant Type and Number Capital Fund Program Grant No: OK56P11150110 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval:	

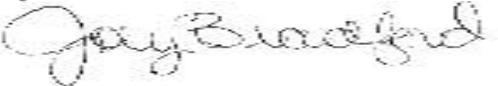
Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	30,000			
3	1408 Management Improvements	2,000			
4	1410 Administration (may not exceed 10% of line 21)	20,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,600			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,207			
10	1460 Dwelling Structures	107,500			
11	1465.1 Dwelling Equipment—Nonexpendable	13,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	50,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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: Ponca City Housing Authority	Grant Type and Number Capital Fund Program Grant No: OK56P11150110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval:			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	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:: (sum of lines 2 - 19)	237,307			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 		Date: 10/08/2009		Signature of Public Housing Director	
				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: Ponca City Housing Authority		Grant Type and Number Capital Fund Program Grant No: OK56P11150110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
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	
PHA Wide	Operations	1406		30,000				
PHA Wide	Computer Software	1408		2,000				
PHA Wide	Non-technical salary	1410		20,000				
PHA Wide	A & E Services	1430		2,000				
PHA Wide	Annual Inspections	1430	177 units	2,600				
PHA Wide	Sewer/Plumbing line repairs	1450		4,207				
PHA Wide	Temite Control	1450	10 units	2,500				
PHA Wide	Sprinkler/Landscaping	1450		3,500				
OK111000001	Carpet Replacement-units	1460	10 units	2,500				
OK111000001	Kitchen/Bath faucets	1460	10	1,000				
OK111000001	Hot water heaters	1460	10	2,000				
OK111000001	Kitchen/Bath countertops	1460	10	2,000				
OK111000001	Bathtubs	1460	5	3,000				
OK111000001	Air conditioner replacement	1460	26	12,000				
OK111000001	Kitchen/Bath cabinets	1460	50	25,000				
OK111000001	Fire panel repairs	1460		30,000				
OK111000001	Fire sprinkler repairs	1460		10,000				
OK111000001	Thermostat panels	1460	40	5,000				
OK111000001	Handicap tubs/showers	1460	3	5,000				

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: Ponca City Housing Authority			Grant Type and Number Capital Fund Program Grant No: OK56P11150110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
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	
OK111000001	Roof replacement	1460	8	10,000				
OK111000001	Refrigerators	1465	15	5,000				
OK111000001	Stoves	1465	15	5,000				
OK111000001	Outdoor canopy replacement	1465	6	3,000				
PHA Wide	Kitchen equipment	1475		5,000				
PHA Wide	Staff vehicle	1475		20,000				
PHA Wide	Maintenance tools	1475		5,000				
PHA Wide	Replace common area furniture	1475		10,000				
PHA Wide	Computer hardware	1475	10	10,000				
	TOTAL			237,307				

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—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number: Ponca City Housing Authority OK111000001		Locality: (Ponca City/Kay County/Oklahoma)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY: 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY: 2012	Work Statement for Year 4 FFY: 2013	Work Statement for Year 5 FFY: 2014
B.	Physical Improvements Subtotal	Annual Statement	\$177,007	\$194,307	\$183,307	\$113,500
C.	Management Improvements		0	5,000	0	0
D.	PHA-Wide Non-dwelling Structures and Equipment		57,500	5,000	46,000	90,607
E.	Administration		0	0	0	0
F.	Other		2,800	3,000	8,000	3,200
G.	Operations		0	30,000	0	30,000
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		0	0	0	0
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		\$237,307	\$237,307	\$237,307	\$237,307

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year: 2011 FFY _____			Work Statement for Year: 2012 FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	OK111000001-Ponca City Housing Authority			OK111000001-Ponca City Housing Authority		
Annual Statement	1450-fencing	20 units	20,000	1450-tree removal	10 trees	5,000
	1450-retaining walls	5 walls	10,000	1450-sidewalk repairs	1000 feet	4,000
	1450-sewer/plumbing line repairs	10 lines	5,000	1450-sprinkler system replacement		16,507
	1450-parking lot repairs	5 parking lots	14,007	1450-outdoor furniture	20 pieces	5,000
	1450-foundation repairs	2 duplexes	10,000	1450-mailbox structure replac.		10,000
	1450-clothesline repairs	50 units	2,500	1450-permanent trash cans/concrete	5 structures	5,000
	1460-paneling	10 units	5,000	1450-repair sewer cleanouts	20	7,000
	1460-toilets	50	5,000	1450-structure repairs	10 units	20,000
	1460-exterior window cleaning	Plaza-200 windows	5,000	1450-signage	5 signs	5,000
	1460-carpet	20 units	5,000	1450-restripe parking lots	13 lots	20,000
	1460-kitchen/bath cabinets	10 units	10,000	1450-termite control	10 units	2,000
	1460-kitchen/bath sinks	10 units	5,000	1460-kitchen/bath cabinets	20 units	20,000
	1460-ceiling fans	25	2,500	1460-kitchen/bath faucets	20 faucets	2,500
	1460-roof exhaust fans	25	5,000	1460-automatic door updates	4 doors	10,000
	1460-ceiling tiles	3 pallets	3,000	1460-sheetrock carpentry	15 walls/molding	10,000
	1460-air conditioner repairs/replacement	20	10,000	1460-efficiency apt. conversion		10,000
	1460-paint interior walls	10 apts.	10,000	1460-porch post replacement	20 porches	7,000
	1465-mini blinds-BP plaza	100 units	50,000	1460-repair/replace guttering	Broadway Plaza	8,000
	1475-staff vehicle	1	25,000	1460-lights-hearing impaired	5 units	6,000
	1475-remodel office spa.	5 offices	10,000	1465-storm doors	40 units	9,300
	1475-common area table and chairs		5,000	1465-Stoves	15	6,000
	1475-office furniture		10,000	1465-refrigerators	15	6,000
	1475-maintenance tools		7,500	1475-security lights	10	5,000
	Subtotal of Estimated Cost		\$ 234,507	Subtotal of Estimated Cost		\$ 199,307

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY: 2010	Work Statement for Year: 2013 FFY			Work Statement for Year: 2014 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	OK111000001-Ponca City Housing Authority			OK111000001-Ponca City Housing Authority		
Annual	1450-parking lot repairs	Broadway Plaza	10,000	1450-gazebo repairs	2	5,000
Statement	1450-foundation repairs	Broadway Plaza	20,000	1450-tree removal	5 trees	5,000
	1450-ventillation cleaning	5 units	5,000	1450-parking lot speed bumps	Broadway Plaza	10,000
	1450-landscaping/sod		15,000	1450-curb repairs	10 parking lots	15,000
	1450-handicap ramps	4 units	10,000	1460-light fixtures	20 lights	1,500
	1450-purchase trees	20	10,000	1460-door replacement	8 doors	3,000
	1460-lock replacement doors	10 doors	2,000	1460-gfi switch replacement	10	1,000
	1460-ceiling repairs	10 units	7,500	1460-bathtubs	20 tubs	5,000
	1460-ADA modifications		5,000	1460-toilets	20 toilets	3,000
	1460-window replacement-BP	102 units	50,000	1460-elevator repairs		15,000
				1460-smoke detectors	25	1,500
	1460-roof replacement	5 units	15,807	1460-repair brick exterior		15,000
	1460-kitchen/bath countertops	20 counters	4,000	1460-hot water heaters	30 heaters	20,000
	1460-door replacement	10 doors	4,000	1460-paneling	5 units	3,000
	1460-kitchen vent hoods	30 stoves	5,000	1460-reseal exterior windows	30 windows	7,000
	1460-repair/replace siding	10 units	10,000	1465-exit door canopies	10	3,500
	1465-mini blinds	20 units	10,000	1470-signage	102 doors	5,107
	1470-storm shelters	Broadway Plaza	30,000	1475-common area furniture		10,000
	1475-dumpster enclosures	5	1,000	1475-perm playground eqp.		10,000
	1475-dumpster pads	5	1,000	1475-maintenance vehicle	1	25,000
	1475-lawn mower	1	8,000	1475-washer/dryer replace.	12	6,000
	1475-maintenance tools		6,000	1475-copy machine	1	5,000
				1475-security camera replace.	20	2,500
				1475-office furniture		7,000
				1475-upgrade phone system		10,000
				1475-office equipment		10,000
	Subtotal of Estimated Cost		\$ 229,307	Subtotal of Estimated Cost		\$ 204,107

