

PHA Plan

Annual Plan for Fiscal Year 2003

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Tulsa

PHA Number: OK073

PHA Fiscal Year Beginning: (07/2003)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

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

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

Annual PHA Plan
PHA Fiscal Year 2002
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

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

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Housing Authority of the City of Tulsa (THA) Five Year Plan encompasses four target areas of concentration: Professional Staff Development, Resource Management, Social Responsiveness, and Housing in addition to various strategic objectives suggested by HUD. By incorporating the various goals and objectives together they build the vision for the fulfillment of the THA mission of being a leading PHA; enhancing the lives of low-income Tulsans by providing quality housing and recognizing our social responsibility to open doors to self-sufficiency for those who can't.

Our Plan addressed issues relating to PHAS (94%) and SEMAP (100%) and the challenge of Agency self reliance and non-traditional sources of revenue.

THA will notify HUD of any substantial deviations from this plan. THA defines substantial deviations as deviations which change the scope or focus of the plan.

Assisted Housing

Our Assisted Housing program is fully leased with 4,149 families receiving assistance through the Housing Choice Voucher program. We have continued improving the quality of both assisted and public housing by implementing an ongoing Customer Service Training program for staff. We've begun working to increase assisted housing choices by conducting a telephone survey of apartment communities to determine interest in the Section 8 program; held a reception for landlords to express our appreciation and answer any questions that they may have about the program; we have implemented an advertising campaign to attempt to generate interest and recruit new landlords to the program; we have developed a more professional and easier to understand owner packet to send out to landlords who express an interest in the program. In addition, 100% of our 100 Mainstream Disability vouchers are leased and 100% of our 100 Family Unification vouchers are leased.

Section 8 Homeownership

THA has had a Homeownership Program in place for several years. Over the past year, we implemented a Section 8 Homeownership Program including developing criteria, amending our Section 8 Admin Plan, establishing a process, application, and secured a local Bank to handle the financing. We are now in the process of selecting 10 current participants in the Housing Choice Voucher program. THA requires that financing for purchase of a home under our Section 8 Homeownership Program (I) Be provided, insured, or guaranteed by the state or Federal government; (II) Comply with secondary mortgage market underwriting requirements; or (III) Comply with generally accepted private sector underwriting standards.

Section 8 Family Self-Sufficiency Program

THA introduced its Family Self-Sufficiency Program in 1991, and it continues to assist low-income families in bringing the pieces together, by helping them make the transition from public assistance to becoming economically independent. At present there are over 236 families participating in the program.

Each participant has his or her own individual set of goals. These goals may include completing their GED or continuing their education at a two or four-year college. Some participants receive vocational or technical training. Many enter the work force for the first time, while others continue to work in their desired fields.

An incentive of the Family Self-Sufficiency Program is the escrow account. As the family's earned income increases, contributions are made to the escrow account on the family's behalf. Once the family is determined "Self-Sufficient" (which can be in five years or less), the money in the escrow account is paid to the participant. No conditions are imposed on the use of the money but families are encouraged to pursue home ownership. Currently, 123 families have escrow accounts.

The Family Self-Sufficiency Program provides community support and resources to encourage and assist families toward becoming self sufficient, but the desire to succeed and become independent comes from the participants.

Expanding economic opportunity is a desired outcome of the program. To assist in this participants are referred to Workforce Oklahoma to register for employment, assistance with resumes, employment testing. Participants are also given the THA employment information telephone number and employment opportunities are also listed when available in the program newsletter.

Program participants are also encouraged to pursue homeownership and are referred to THA's Homeownership program as well as Homeownership Tulsa and Community Action Project of Tulsa County for seminars relating to home buying and financial assistance with closing costs.

Future participants will come through the THA Section 8 assisted housing program and will continue to receive credit counseling seminars, homeownership seminars, GED programs, educational and training guidance so that the tools necessary to end the cycle of generational poverty are provided.

Public Housing

THA with the support of our Board of Directors and the helpful input from our Resident Associations continues to meet the goals of our Five (5) Year Plan with the funding of CFP.

Our major Exterior Modernization projects will be completed with our 2002 CFP funding. These projects included Exterior Siding, Roof Replacement, Fencing and Security Lighting. We have also replaced exterior doors and installed energy efficient windows at many of our sites. THA has also begun work on playground and landscaping projects.

Along with the Exterior Modernization, THA has undertaken Video Surveillance Projects to help supplement the loss of PHDEP Funding for our security at THA sites. THA has also installed Security Lighting, Security Screens and Security Fencing at various sites. With the impending loss of the PHDEP Grant, which funds Security Services, THA is aggressively looking at ways to supplement our security at our sites. Video Surveillance Equipment will help with the loss of the needed patrol personnel for our sites that has been funded by PHDEP in the past.

THA plans to continue funding Facility Reporting Officers. Our Security Coordinator attends Resident Association meetings to respond to resident concerns and is also soliciting resident involvement with possible neighborhood patrols.

The renovation of the old Central Office Warehouse is completed. THA has increased the much needed office space, and the large Conference Room is finished. The renovation has provided THA with a facility to sponsor such programs as: Home Ownership, Lead Safe Work Practices and various training programs for our employees. The Capital Improvement Department held it's first Contractor Luncheon in this room. The additional office space has helped in the administration of various programs to help residents.

The Capital Improvements Department continues to meet with the Resident Association at all of the THA Public Housing sites. Our meetings give us insight to the needs of that particular sight from the prospective of our residents. The resident feedback helps in our decisions with respect to our Five (5) Year Plan.

THA has turned the focus of our CFP Funding in the future toward Interior Modernizations. Some projects have already begun, such as Cabinet Replacement in the kitchens and baths of a few sites. We have also started HVAC Replacement at several sites; which should help minimize utility consumption.

Also work has begun on our Facility Equipment Inventory. This project is an effort to document, schedule and maintain the condition and operation of our major mechanical systems at our sites. This in house developed project enlists the actual contractors to break down various systems to determine future life expectancy and possible preventative maintenance measures.

Several years ago the THA Board began a quest to make a difference in the lives of the residents of Public Housing. To address their needs, THA has continued to build upon its comprehensive plan to provide supportive services for all residents, thereby increasing self-sufficiency and eliminating drugs

and drug-related crime in its communities. To achieve this, THA combined Drug Elimination funds with resources already available in the Tulsa community to create a synergistic effect within our communities. Each of these programs is outlined as follows:

Employment of Private Security

A contract with a private security firm provides gate guards to man the Guard House at the entrance to Comanche Park and Apache Manor. Also, security provides door guards at the high-rises, as well as drive-through and walk-through patrols at all family communities. The guards verify identification of persons entering the communities. Non-residents entering the complex are asked their name, destination and/or business in the complex. Each vehicle entering the complex has its tag number noted, as well as arrival and departure times. Security guards also assist in the identification and removal of those banned from THA properties. Individuals on the banned list include those with a known drug or criminal history and those who have been evicted. Additionally, guards assigned to the communities respond immediately to emergency situations and contact local law enforcement when appropriate.

Drug Investigator

One full time trained Drug Investigator is employed by THA to investigate drug-related crime in THA developments. He responds to referrals from residents, staff and tips obtained through the Drug Hotline. The Investigator follows up on leads, develops adequate information that enables local law enforcement agencies to make arrests and provides any necessary support at judicial proceedings.

Drug Hotline

A 24-hour dedicated phone line is maintained in THA's Security office. The number enables residents to make anonymous reports about suspected drug use or sales in their communities. Reports are received by the Director of Security and assigned to the Drug Investigator. To keep residents informed about the Drug Hotline, a flyer is distributed door to door at every unit within THA public housing developments no less than twice a year.

Community Resource Centers

At each public housing site, THA provides deprogrammed units, including utilities and security, for a wide array of literacy, education and employment-based programs. The Resource Center is staffed by a full-time Service Coordinator who provides self-sufficiency programs and services to the residents. Additionally, AmeriCorps Members provide assistance to children for literacy related and traditional education based programs as well as employment assistance for teen and adult residents.

Some of the programs and services offered in the Resource Centers include nutrition and health education, parenting classes, basic needs assistance, job support services, family counseling, resident leadership training, job training, life skills education and computer literacy. The Service Coordinators provide intake, assessment, planning, coordination, and delivery of services that support economic development and self-sufficiency activities. They also work to identify barriers and work to provide programs that will enhance the quality of life and prepare residents to enter the workforce thereby breaking the cycle of poverty. Additionally the Service Coordinators work with residents on many issues of Welfare Reform, including childcare, transportation, education, and other needs that are identified.

Job Support Program

The ten (10) full-time Service Coordinators along with the three (3) AmeriCorps Employment Specialists, assist with job search skills including resume writing and interviewing practice. They assist residents with interest and skills testing, information and interaction with and referrals to established higher education and vocational institutions and financial aid programs. They conduct periodic Career Fairs at the various sites and conduct job skills programs as needed. Also, they help residents with budgeting and financial planning to achieve educational and career goals.

GED Classes

Service Coordinators refer residents to GED classes offered by Tulsa Public Schools. Once a GED examination is passed, the Service Coordinator assists the students in identifying areas of interest and referrals are made to higher educational opportunities as well as the BOk Scholarships and they offer assistance with completing financial aid applications. Computers are available in each Resource Center for use by children and adults and the Service Coordinators assist with instruction of the various software packages.

Resident Participation

Resident of THA communities are actively involved in the planning and development of programs for their communities. Resident Association officers attend quarterly meetings at the THA Central Office and participate in an annual leadership training workshop. The workshop is designed to provide and enable the residents to effectively address problems in their communities. It is designed to strengthen the leaders' ability to take responsibility for the safety and security of their neighborhoods and to involve the residents in the process. Workshop topics have included parliamentary procedures, running effective meetings, soliciting donations/fund raisers, HUD regulations, conflict resolution and bookkeeping.

Community Services for the Elderly and Disabled

Since 1996, THA has provided a Service Coordinator to assist the elderly/disabled Public Housing residents residing in Pioneer Plaza, LaFortune Tower, and Hewgley Terrace. In 2001 we attained funding from the Elderly Service Coordinator Ross Grant, which has allowed us to hire three (3) full-time Elderly Service Coordinators ensuring that residents at each property have equal access to services as our family sites. At times, fixed incomes and the lack of adequate transportation inhibit elderly/disabled residents in THA communities from accessing services available to them within the Tulsa area. The Elderly/Disabled Service Coordinator provide social service referrals for many basic needs including medical needs, mental health needs, food, as well as financial assistance. They also provide various programs and activities aimed at improving the quality of life of our elderly and disabled residents. Additionally, the Service Coordinators conduct intake and assessment of all high-rise residents and work to meet the identified needs using many community resources

Agency Collaboratives:

TulsaWORKS

The TulsaWORKS Program, a career preparation and employment program linked with family support assistance, became available to assist low-income residents in July 1998 with funding provided by the 1997-1998 United Way Venture Grant. In March 2000, funding was received from the Department of Human Services Family Support Division to continue the successful TulsaWORKS Program. Partners

in the program include Goodwill Industries, YWCA Women's Resource Center and Resonance, A Support Center for Women, the Tulsa Alliance for Families, Neighbors Along the Line, and the Tulsa Housing Authority. A variety of training programs are available to assist participants ranging from office skills training, to customer service training. THA Service Coordinators refer and recruit residents for this program and attend monthly coordination meeting with TulsaWORKS staff to ensure the best services are being provided to THA residents.

Bookmobile Services

The Tulsa City-County Library system provides bookmobile to all THA Public Housing family sites. This provides on-site access to most library services for any resident who wishes to use it. The Service Coordinators and Recreation Directors at each site continue to work to promote usage of the Bookmobile Program.

BOk Opportunity Scholars Program

In an effort to break the poverty cycle through education, THA, the Bank of Oklahoma (BOk), Tulsa Community College (TCC), and Oklahoma State University of Tulsa (OSU-Tulsa) have joined together in a unique collaborative. The BOk Opportunity Scholarship Program offers THA Public Housing residents a chance to receive college scholarships. The program offers recent high school graduates residing in any of THA's Public Housing communities financial assistance to cover the cost of transportation and supplies. Scholars must be enrolled as full-time students at either TCC or OSU-Tulsa.

Recreation

Constructive activities for youth are provided through a comprehensive recreation program at ten (10) family sites. Services are maintained by private, non-profit organizations on a contractual basis. During the summers of 1999 and 2000, extended hours for recreational activities were provided with funding provided by the Mayor's Local Law Enforcement Block Grant. In addition, the non-profit organizations leverage private donations to support their programs.

Youth Councils

Since 1989, CHOICES (Challenge, Hope, Opportunity, Insight, Change, Empowerment, Success) has provided an innovative home and community-based program, providing primary substance abuse intervention services on-site, to children, adolescents, and parents who reside in 8 THA family housing communities. CHOICES utilizes a unique, collaborative service delivery model, reaching all members of the family. It is currently provided through a cooperative and contractual agreement with Family & Children's Services, Inc., a respected youth services agency serving Tulsa since 1925.

Quality Early Childhood Education

In 1998 the Osage Early Childhood Program and the Towne Square Early Childhood Program opened on site at Tulsa Housing Authority Properties. THA is currently in partnership with Educarer's Foundation and Community Action Project of Tulsa County to provide the Child Development Centers at Towne Square and Country Club Gardens (formerly Osage Hills). The Country Club Gardens Child Development Center has 42 childcare service slots and Towne Square has 30 childcare service slots. Both Centers provide high quality childcare for public and assisted housing residents.

The quality early childhood programs currently in operation are: Providing quality early childhood development programs for children ages 0 to 5 years of age. They are both NAEYC accredited and have received 3-Star ratings from Department of Human Services (DHS). Additionally, they help low-income parents raise healthy children who are able to relate to people and the world around them, and to grow and feel their own competence.

Needs Assessment:

In June 1998 Resident Services personnel began surveying residents at each Tulsa Housing Authority family housing site and high-rise using the "Resident Services Social Needs Assessment Form." Analysis of the Needs Assessment information plays an integral part in accurately evaluating the needs and requests of residents, which in turn, improves our ability to offer appropriate programs and services. In the last year we have worked to refine this system in order to make the best use of the information that we receive. We now survey every new household as they move in. It is our goal to keep all of the information up-to-date and accurate. Therefore, as residents move out of THA housing, their Assessments are automatically moved out of the Needs Assessment System ensuring that our information is based on current residents. We now have the ability to access and query specific information from our Needs Assessment Overview for both the Family Assessment and the Elderly/Disabled Assessment Forms.

Areas Covered in the Family New Resident Needs Assessment survey include:

- Part I: Basic information
- Part II: Family Issues
- Part III: Education / Employment / Income
- Part IV: Community Involvement / Programming

The Family surveys currently in the system (as of 11/07/02) provide the following responses:

Part II

- 77% are Single Parents
- 33% have a regular doctor
- 34% use a health Clinic for Medical needs
- 31% go to the Emergency Room for illness
- 18% are currently pregnant
- 31% are receiving Family Planning Assistance
- 208 residents have not had a physical exam in 3 or more years
- 1569 residents, adults and children, have not seen a dentist in 3 or more years
- 698 do not have any Health Insurance
- 8% of the children are not current on their immunizations
- 24% report having been homeless in the past
- 46% have lived in assisted housing prior to moving in to THA
- 16% of those who have lived in assisted housing before have lived in assisted housing for 3 years or more over their whole life
- 44% have moved 3 or more times in the last 5 years
- 39% use their own vehicles for transportation
- 25% use the bus for transportation

- 38% state that if a child care facility was available on site they would use it

Part III

- 3% of adults do not know how to read
- 13% are in College or Vocational School
- 58% are interested in going to College or Vocational School
- 100% of school age children know how to read
- 30% were employed at the time they were housed
- Of those who are employed, 43% have full-time employment
- Of those who are employed, 47% have part-time employment
- Of those who are employed, 2% are in job training
- Of those who are employed, 8% have temporary employment
- 38% of those who are unemployed have not work for 6 months or more
- 79% are interested in finding employment
- 43% are interested in owning their own businesses
- Barriers to Employment
 - a. 36% Transportation
 - b. 23% Child Care
 - c. 5% Background Checks
 - d. 22% Limited Skills or Education
 - e. 2% Drug Screenings
 - f. 13% Disabilities or Health Problems
 - g. 5% Assistance Decreases or Rent Increases
- 9% receive TANF
- 53% receive Food Stamps
- 5% receive SSDI
- 9% receive SSI
- 11% report other income

Part IV

- 36% are interested in GED Classes
- 12% are interested in Literacy Classes
- 57% are interested in Computer Training
- 5% are interested in Substance Abuse Education and/or Support Groups
- 26% are interested in Parenting Classes
- 32% are interested in Budgeting or Credit Counseling
- 48% are interested in Job Training or Support Classes
- 27% are interested in WIC
- 15% are interested in Family Counseling
- 19% are interested in Health or Nutrition Classes
- 22% are interested in Tutoring or Mentoring for their Child
- 47% are interested in Resident Associations
- 47% are interested in Neighborhood Watch programs
- 28% are interested in Health Care prevention and Education Programs

- 45% are interested in On-Site Health Clinics
- 68% are interested in becoming home owners in the next 5 years

Query Totals of All Family Sites

Query Name	Query Totals
Teen Mom or Pregnant Teen	128
Resident with Full-Time Employment	170
Resident with Part-Time Employment	187
Adult Resident W/O H/S Diploma or GED	534
Single Male Head of Household	64
Single Female Head of Household	905
Dual Parent Household	126
Seek Medical Attention With Family Doctor	435
Seek Medical Attention at Health Clinic	453
Seek Medical Attention at Emergency Room	409
Residents with Medicaid Insurance	1948
Residents With Medicare Insurance	71
Residents with Private insurance	149
Residents with Other Insurance	266
Residents with Health Insurance	2434
Residents with No Insurance	698
Households not Current on Immunizations	99
Households which Travel by Own Vehicle	511
Households Which Travel By Bus/Taxi	331
Households Which Travel By Friend/Family	7
Households Which Travel By Other Means	5
Households with Transportation Barriers to Employment	469
Households with Childcare Barriers to Employment	301
Households With Limited Skills/Education Barriers to Employment	291
Households with Disability Barriers to Employment	170
Households Receiving TANF	115
Households Receiving Food Stamps	697
Households Receiving SSI/SSDI	113
Households Receiving Other Income	148
Households Interested in GED Classes	450
Households Interested in Substance Abuse	69
Households Interested in Neighborhood Watch	617
Households Interested in Family Counseling	195
Households Interested in WIC	358
Households Interested in Literacy Programs	154
Households Interested in Parenting Class	346
Households Interested In Budgeting/Credit Counseling	417
Households Interested in Health/Nutrition Classes	258
Households Interested In On Site Medical Clinic/Screenings	593
Households Interested In Computer Training	751
Households Interested in Youth Tutoring/Mentoring	291
Households Interested In Job Training/Job Support	630
Households Interested In Resident Association	617
Households Interested in Homeownership	901
Residents in Job Training or Other Work	39
Households Receiving TANF/SSI/Food Stamps	763
Registered Voters	221

Areas Covered in the Elderly/Disabled New Resident Needs Assessment survey include:

- Part I: Basic Information
- Part II: Health/Basic Needs Issues
- Part III: Education/Income/Employment
- Part IV: Community Involvement/Programming

The Elderly/Disabled surveys currently in the system provide the following responses:

Part II

- 49% rate their health as fair
- 26% rate their health as poor
- 25% have a regular doctor
- 32% use a health Clinic for Medical needs
- 24% go to the Emergency Room for illness
- 65 residents have not had a physical exam in 3 or more years
- 196 residents have not seen a dentist in 3 or more years
- 100% have some form of Health Insurance
- 63% report having physical health problems
- 47% report having Mental Health issues
- 68% report having a disability
- 3% report having been homeless in the past
- 34% have lived in assisted housing prior to moving in to THA
- 16% of those who have lived in assisted housing before have lived in assisted housing for 3 years or more over their whole life
- 46% have moved 3 or more times in the last 5 years
- 20% use their own vehicles for transportation
- 48% use the bus for transportation

Part III

- 100% of adults know how to read
- 1% were employed at the time of move-in
- 25% are interested in finding employment
- 16% are interested in owning their own businesses
- Barriers to Employment
 - a. 26% Transportation
 - b. 5% Background Checks
 - c. 18% Limited Skills or Education
 - d. 3% Drug Screenings
 - e. 71% Disabilities or Health Problems
 - f. 5% Assistance Decreases or Rent Increases

- 48% receive Food Stamps
- 21% receive SSDI
- 40% receive SSI
- 25% report other income

Part IV

- 12% are interested in GED Classes
- 8% are interested in Literacy Classes
- 29% are interested in Computer Training
- 7% are interested in Substance Abuse Education and/or Support Groups
- 13% are interested in Budgeting or Credit Counseling
- 16% are interested in Health or Nutrition Classes
- 53% are interested in Resident Associations
- 42% are interested in Neighborhood Watch programs
- 23% are interested in Health Care prevention and Education Programs
- 54% are interested in On-Site Health Clinics

In closing, THA has accomplished a great deal over the past year and looks forward to the continuing challenge of providing the families we serve with quality affordable housing options and quality self-sufficiency services and programs.

Housing Counseling Activities

Housing Partners of Tulsa, Inc. (HPT) received approval from HUD as a certified Housing Counseling Agency effective December 10, 1998. In September 1999, HPT received a Housing Counseling Grant to fund the housing counseling activities currently being provided by HPT and has continued to receive this grant annually.

HPT was created in 1991 as a 501 (c) (3) not-for-profit corporation. The mission of HPT is “to provide a wide range of affordable housing options for low and moderate-income Tulsans and to promote programs leading to self-sufficiency and home ownership. To achieve these ends, HPT will initiate cooperative efforts within the private and public sectors to mobilize resources and coordinate programs.”

The housing counseling services offered by HPT, operating in cooperation with THA benefit renters, potential homebuyers and current homeowners. THA, because of housing needs and housing problems, receives over 5,000 applications each year. The applicants either lack “decent, safe and sanitary” housing or occupy HUD-related housing, a conventionally financed home, or a home financed under a state, county, or city program. They come to HPT because they are facing the possibility of foreclosure as a homeowner, eviction as a renter, or other circumstances that impair their continued occupancy in affordable, decent, safe and sanitary housing.

HPT offers individual assistance with financial counseling, landlord/tenant relations, pre-purchase homeownership counseling, debt management, rental payment referrals and homebuyer’s education counseling. These services meet the housing needs and problems of the targeted area.

Additionally, during 2000 HPT purchased 66 single family homes in the Tulsa area, with the goal of expanding affordable homeownership opportunities for Tulsan’s.

HOME Program

In October 1999, HPT was awarded \$300,000 in HOME funds for the acquisition of six houses, rehabilitation of the property as needed, and the provision of homeownership assistance to low-income Tulsa citizens. Another \$300,000 was awarded in FY 2000. HPT recently received \$400,000 in HOME funds for the acquisition of 8 additional homes.

HPT clients who have a minimum income standard of \$12,000 annually are eligible to apply for homeownership options under the HOME Purchase Program. Their eligibility is monitored and managed by the HPT Homeownership Coordinator on the following criteria:

Client must meet income guidelines qualifications established by HUD.

Client must have satisfactory or easily repairable credit history, job stability, and sufficient rental history.

Preference is given to clients who have already initiated the mortgage pre-qualification process through a lender.

Client must agree to complete a first time homebuyer's training course through HPT or another HUD-certified Housing Counseling Agency.

Client must be able to provide their portion of the closing costs and down payment prior to closing.

Upon completion of their first time homebuyer's training course, HPT will provide them with up to \$2,000 of matched funds for down payment and closing costs.

Numerous homebuyers are currently working with the Homeownership Coordinator to qualify for purchase of a home acquired and rehabilitated by HPT. Eleven homes have been acquired since the first HOME Contract in 1999. Six of those eleven have been sold and three purchases are currently pending. Sixteen participants have taken advantage of the down payment and closing costs assistance available. A minimum of eight additional homes will be purchased with the new contract. The project is gaining momentum as the word spreads and we anticipate it will continue to grow.

HOPE VI Overview

The Tulsa Housing Authority (THA) received \$28.64 million of 1998 HOPE VI funding from the US Department of Housing and Urban Development to undertake a public/private revitalization of the Osage Hills Public Housing community. The HOPE VI Program provides funds to housing authorities to help them demolish severely distressed public housing developments and in their place create mixed income communities that are integrated with the surrounding neighborhoods.

THA selected Michaels Development of Marlton, N.J., to assist it in undertaking the redevelopment of Osage Hills. Together we have refined a six-phase physical plan and have set a course of action to raise the additional private funds necessary to complete the redevelopment. The plan includes the demolition of all public housing units and the construction of approximately 446 new units of housing. Major components of the plan include the following:

- 19 new market rate single-family homes on the south and along the golf course with no federal or public subsidy anticipated.
- 52 low-income elderly rental units in a three-story elevator building and 28 cottages for the elderly.
- A redesigned street pattern and neighborhood parks to provide a true community atmosphere.
- Renovation and new construction of a 21,000 square foot community center that will house supportive services programs, daycare center, medical clinic and recreational programs to assist the segment of the population that is low income achieve true self-sufficiency.
- 327 family rental units, built both on and off-site, in duplex or triplex style for low income, moderate, and market-rate families.

- 20 new affordable single-family homes north of the existing site as in-fill housing in existing neighborhoods.
- Provision for future commercial development to support the new and surrounding neighborhoods.

Demolition of all existing buildings was completed in Spring of 2001 and soon followed by new construction activities, which was started in early November. Construction began with the Elderly Mid-Rise, which is now 50% complete. Since beginning construction, all aspects of Project 1, the closing and start of Project 2, and final steps to bring on Projects 3 & 4 have been implemented.

Construction is currently widespread through out the HOPE VI complex. The Elderly Mid-Rise is scheduled for completion in March of 2003. The Community Building in addition to the twenty eight Senior Cottages and 97 multi-family units consisting of Duplexes, Triplexes and Fourplex buildings are well under way. Completion of Projects 1 & 2 is scheduled for May 2003.

Project 3 & 4, located at the Northern end of the HOPE VI site is in the preliminary stages of development. The present design of 3 & 4, will include 148 family units and is scheduled to begin construction soon.

In addition, the THA HOPE VI CSS (Community Supportive Services) staff has been working hand in hand with the construction of the new development, providing case management services to the former residents of the apartment community assisting them with working towards their goal of self-sufficiency. Those residents that were interested in participating allowed our staff to complete an assessment of their household and, at the same time, our staff developed goals and an action plan based on each of their needs/wants. The Case Managers meet with these clients every 1 -1 ½ months to assess their progress and assist with any issues that they are currently working on. With the assistance of local agencies and community partners, the Case Managers are able to assist in areas such as college enrollment; job-placement/training; GED classes; medical treatment; childcare, etc. These case management services are required for former residents interested in moving back to the development.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- A** Admissions Policy for Deconcentration
- B** FY 2003 Capital Fund Program Annual Statement
- C** Section 8 Homeownership Capacity Statement (included in Executive Summary)
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- D** PHA Management Organizational Chart
- E** FY 2003 Capital Fund Program 5 Year Action Plan
- F** Comments of Resident Advisory Board or Boards (included in PHA Plan text)
- G** Other (List below, providing each attachment name)
 - 2000 CFP 12.31.01.xls 2001 CFP 12.31.01.xls
 - 2001(B)RHFAnnualStatement12-31-01.xls 2002 Original Submission 12-31-01.xls
 - 2003 5 Year Plan.xls 2002(B)RHFAnnualStatement12-31-02.xls
 - 1999(C)RHFAnnualStatement12-31-01.xls 2003CFP12.31.02

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Resident Assessment Survey Follow-up Plan Housing Authority of the City of Tulsa and Housing Authority of the City of Lawton Consortium Agreement	(specify as needed) Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

SOURCE: 2000 Consolidated Plan City of Tulsa

I. HOUSING NEEDS ASSESSMENT

Estimate of Housing Needs for the Next Five Years

Note: The following statistics were derived from the 1990 Census. It is anticipated that this 2000 Census data will become available in 2003.

Current housing needs were determined in the 2000 Consolidated Plan through review of:

- the City of Tulsa's Comprehensive Housing Affordability Strategy (CHAS),
- 1980 and 1990 Census data and Census projections,
- the CHAS Databook,
- Indian Nations Council of Governments demographic projections
- HUD Homeless Survey,
- Tulsa Housing Authority records,
- Oklahoma Department of Commerce projections,
- Tulsa Metropolitan Chamber of Commerce estimates and projections,
- Community Services Council
- Home Builder Association new housing start data,
- Greater Tulsa Realtor Association data,
- Tulsa World news articles, and
- interviews with local program administrators and service providers.

As Tulsa continues to diversify its economic base, changes in housing need are expected over the next five years for both current residents and those expected to reside. The Metropolitan Tulsa Chamber of Commerce estimates more than 6,800 people moved to the Tulsa area during 1999. Population in Tulsa County grew to 551,990 from 543,540 in 1998. This represents a 2% increase over a one-year period. Tulsa's population in 2000 was estimated at 392,775. This represents a 3% increase from 1995's population estimate of 380,175. Estimated population for the Tulsa Metropolitan Statistical Area is 776,900 (as of 12-99).

Tulsa's continued economic growth seems to be a consensual opinion among leading commercial real estate analysts. Based on progress made in 1999 in the real estate sectors of industrial, office, retail, multifamily and property management, a favorable aspect is forecast for Tulsa during 2000. By all indicators, the Tulsa economy continues to enjoy a period of unprecedented growth.

Tulsa accounts for 44% of all job growth in Oklahoma. The unemployment rate remains at 3%. Service industry positions represented more than 40% of the new jobs created in 1999, followed by retail trade at 25% and transportation and utilities at 15%. The manufacturing sector was down somewhat as the recession in Asia resulted in significant declines in overseas orders. Manufacturing continues to represent a viable part of the economy, employing 15% of total non-farm employment.

The number of jobs stood at 411,300 at the end of 1999, the highest level in Tulsa's history. The city's favorable business environment has earned it the national spotlight as major announcements, such as NaviStar's new \$45 million bus manufacturing plant, Sabre Reservation Systems' \$500 million expansion and Griffin Wheel's \$150 million plant set the pace for the \$1 billion in new business investment announced in the metropolitan area.

The only significant downturn in the economy was the demise of Commercial Financial Services, a debt collection firm that filed bankruptcy in late 1998 and ultimately terminated 3,900 employees by midyear. However, this freed up a well-trained work force that was quickly absorbed in the market.

Both in metropolitan Tulsa and nationally, new home construction boosted sales to record highs in 1999. According to the latest statistics from the Home Builders Association of Greater Tulsa and the U.S. Commerce Department, buyers of new homes pushed sales to a record 904,000 in 1999 despite the fact that mortgage rates edged upward. This represents an increase of 5% in activity over a 12-month period. Many economists believe home sales will slow this year but still remain at brisk levels.

By region, the Midwest posted the biggest increase for all of 1999 with new-home sales rising 4.9% to 172,000. The West saw sales go up by 2.5% to 249,000, while sales in the South rose 2.3% to 407,000. However, sales in the Northeast fell by 6.2% to 76,000. The increase in sales helped pushed up many home prices. For the year, the median home -- meaning half sold for

more and half for less -- was a record \$159,800, up 4.78% from 1998. In Tulsa, the median sale price is currently \$94,500 for an existing home and \$129,000 for a newly constructed home.

Because of Tulsa's attractive business climate, quality of life and the strength of the local and national economy, it is anticipated that the need for quality, affordable housing choices will only grow over the next five years. These issues will be addressed in the Five-Year Strategy.

Categories of Persons Affected by Income and Tenure

HUD has provided the following definitions for income groups:

Extremely low income (those earning 0-30% of the median family income)

Low income (those earning 31-50% of the median family income)

Moderate income (those earning 51-80% of the median family income)

Middle income (those earning 81-95% of the median family income)

Of 67,023 total renter households in Tulsa, 22,435 extremely low, low, and moderate-income renter households were identified as in need of assistance. Of that amount, elderly comprised 3,686 households, small-related families (2-4 members) comprised 8,367 households, large related (5+ members) comprised 1,656 households and all other households comprised 8,726 households.

A total of 2,083 low-income minority renter households were identified in the HAP as in need of assistance. Of that amount, blacks comprised 1,342 households; American Indians comprised 474 households; Hispanics comprised 206 households and Asians comprised 61 households.

Of 88,410 owner households in Tulsa, 11,156 extremely low, low, and moderate-income owner households were identified as in need of assistance. Of that amount, elderly comprised 38.5% (4,296 households) and all other owners comprised 61.4% (6,890 households).

Cost Burden

When housing costs consume a disproportionate share of total household income, a cost burden is created. A need for housing assistance arises when total housing expenses exceed established norms. This standard is based on the premise that each household is entitled to a range of goods and services, such as food, entertainment, and health care, in addition to standard housing. Thus, if a household expends more than the established norm for housing expenses, other necessities are forfeited, and a cost burden is created.

Currently, if a renter household expends up to 30%, or an owner household expends up to 35% of gross income for housing, it is within the norm. If either expends over their respective amounts, it may be said that they are experiencing a cost burden. If either expends over 50% of gross income for housing, they experience a severe cost burden.

Current estimates of need for housing assistance for extremely low-, low- and moderate-income households follow. This data was abstracted from Table 1C (a HUD-generated table used in the

City's "Comprehensive Housing Affordability Strategy"), which follows the discussion of renter and owner needs by income.

Extremely Low-Income (those earning 0-30% of the median income)

Elderly, Rental - A total of 2,898 elderly renter households fall into this income category, with 62% experiencing some type of housing problem. A total of 1,797 households (or 62%) experience a cost burden and 1,246 households (or 43%) experience a severe cost burden.

Small Family, Rental - This group comprises the largest number of renter households in this income category at 5,358 households, with the second highest percentage of housing problems (82%). A total of 4,233 households (or 79%) experience a cost burden and 3,376 households (or 63%) experience a severe cost burden.

Large Family, Rental - This group comprises the smallest number of renter households (1,173) but has the highest percentage of housing problems at 87%. A total of 903 households (or 77%) experience a cost burden and 727 households (or 62%) experience a severe cost burden.

All Other Households, Rental - This is the second largest group of households in this income category at 4,918 households, 76% of whom experience some type of housing problem. A total of 3,689 households (or 75%) experience a cost burden and 3,197 households (or 65%) experience a severe cost burden.

Elderly, Owner - A total of 3,748 elderly owner households fall into this income category, with 65% experiencing some type of housing problem. That same percentage or 2,436 households experience a cost burden and 1,349 households (or 36%) experience a severe cost burden.

All Other Households, Owner - There are a total of 2,393 households in this income category, with 76% experiencing some type of housing problem. A total of 1,771 households (or 74%) experience a cost burden and 1,412 households (or 59%) experience a severe cost burden.

Low-Income (those earning 31-50% of the median income)

Elderly, Rental - A total of 1,884 elderly renter households fall into this income category, with the lowest percentage experiencing some type of housing problem at 65%. A total of 1,225 households (or 65%) experience a cost burden and 471 households (or 25%) experience a severe cost burden.

Small Family, Rental - This group comprises the second largest number of renter households in this income category at 3,591 households, with the second highest percentage of housing problems (77%). A total of 2,657 households (or 74%) experience a cost burden and 790 households (or 22%) experience a severe cost burden.

Large Family, Rental - This group comprises the smallest number of renter households (830) but has the highest percentage of housing problems at 81%. A total of 531 households (or 64%) experience a cost burden and 75 households (or 9%) experience a severe cost burden.

All Other Households, Rental - This is the largest group of households in this income category at 4,390 households, 76% of whom experience some type of housing problem. A total of 3,293 households (or 76%) experience a cost burden and 834 households (or 19%) experience a severe cost burden.

Elderly, Owner - A total of 3,902 elderly owner households fall into this income category, with 33% experiencing some type of housing problem. That same percentage or 1,288 households experience a cost burden and 429 households (or 11%) experience a severe cost burden.

All Other Households, Owner - There are a total of 3,218 households in this income category, with 68% experiencing some type of housing problem. A total of 2,060 households (or 64%) experience a cost burden and 901 households (or 28%) experience a severe cost burden.

Moderate-Income (those earning 51-80% of the median income)

Elderly, Rental - A total of 1,412 elderly renter households fall into this income category, with 48% experiencing some type of housing problem. A total of 664 households (or 47%) experience a cost burden and 169 households (or 12%) experience a severe cost burden.

Small Family, Rental - This group comprises the largest number of renter households in this income category at 5,274 households, and experiences a relatively low incidence of housing problems (33%). A total of 1,477 households (or 28%) experience a cost burden and 158 households (or 3%) experience a severe cost burden.

Large Family, Rental - This group comprises the smallest number of renter households (924) but has the highest percentage of housing problems at 53%. A total of 222 households (or 24%) experience a cost burden and 9 households (or 1%) experience a severe cost burden.

All Other Households, Rental - This is the largest group of households in this income category at 6,707 households, 28% of whom experience some type of housing problem. A total of 1,744 households (or 26%) experience a cost burden and 134 households (or 2%) experience a severe cost burden.

Elderly, Owner - A total of 4,770 elderly owner households fall into this income category, with 13% experiencing some type of housing problem. A total of 572 households (or 12%) experience a cost burden and 143 households (or 3%) experience a severe cost burden.

All Other Households, Owner - There are a total of 6,952 households in this income category, with 48% experiencing some type of housing problem. A total of 3,059 households (or 44%) experience a cost burden and 626 households (or 9%) experience a severe cost burden.

Overcrowding

In 1980, a total of 3,708 or 2.5% of all households were overcrowded (1.01 - 1.5 persons per room). Of that amount, 899 were severely overcrowded (had more than 1.5 persons per room).

Proportionately, renter-occupied households had more overcrowding - 3.5% of all renter-occupied households, versus 1.6% of all owner-occupied households. Further, of the 3,708 total overcrowded households, 1,889 were minorities (1,433 experienced mild overcrowding and 456 experienced severe overcrowding).

In 1990, a total of 4,353 or 2.8% of all households were overcrowded. Of that amount, 1,378 were severely overcrowded. Again, renter-occupied households experienced more overcrowding (4.5%) than owner-occupied households (1.4%) did. Overcrowded conditions have continued to decline in owner-occupied units but have increased in renter-occupied households.

Reasons for overcrowding range from an insufficient inventory of family units to near homeless persons who "double-up" with friends or family to the in-migration of minority populations such as Hispanics and Asians, the Metropolitan Statistical Area's two fastest growing minority groups. Between 1990 and 1997, the Hispanic population grew by 49%, and the Asian population grew by 27%. Both cultures face special challenges in obtaining adequate housing, employment and community services.

Substandard Housing

Of 176,232 housing units identified in the 1990 Census, 1,057 lacked complete kitchen facilities, 586 lacked complete plumbing facilities, 494 were not on public water, and 5,641 were not on public sewer.

According to the City's Housing Assistance Plan (last written in 1988), minority households appear likelier to occupy housing which is deficient in some manner than the rest of the population. The proportion of minority-occupied units lacking complete plumbing is over 1.5 times that of such units in the general population (1.34% versus 0.82%). As the housing market has tightened over the past five years, more and more substandard units, particularly rental units, have remained occupied. Because landlords can demand market rate rents, participation in subsidized housing programs such as Tulsa Housing Authority's Section 8 program has declined significantly, creating a shortage of safe, decent affordable housing. The City's Community Housing Development Organizations are addressing this issue in their respective programs.

OTHER SPECIAL NEEDS

General Needs of the Elderly

Note: Tulsa Area Agency on Aging issued an Area Plan Summary for FY 1999-2002 which lists needs and priority services of older Oklahomans. A copy of this and related documents may be found at Urban Development Department offices, 110 S. Hartford Ave., Tulsa, OK 74120 (918) 596-2600.

The fastest growing population group in the City of Tulsa are persons 85 years of age or older. While the total population grew by less than 2% between 1980 and 1990, the population of persons 85 years of age or older increased by 25%.

There is a need for residential care homes for the frail elderly and for on-site support services at elderly housing developments. Of special consideration is the rising cost of pharmaceuticals for this population. As more and more monthly income goes towards prescription medications, it is anticipated that problems associated with other living expenses, including housing, will arise.

According to CHAS Table 1C, elderly households in need of rental assistance totaled 3,686. Of that amount, 3,022 were very low-income and 664 were other low-income. These numbers represent 16.5% of all households in need of rental assistance.

Administrators for senior nutrition programs state a need for support services for this group to enable them to maintain independence. The 1980 Census shows 6,013 persons over 65 years of age with a transportation disability. The 1990 Census shows 15,431 persons with a mobility or self-care limitation.

One final note of interest: The U. S. Census projects that 29 states with significant aging populations will emerge as new "Floridas." Oklahoma will rank eighth in the country out of 29.

Needs of Large/Small Families

According to CHAS Table 1C, large family households in need of rental assistance totaled 1,656. Of that amount, 1,434 were very low-income and 222 were other low-income. This number represents 7.5% of all households in need of rental assistance.

By contrast, 8,367 small family households (6,890 very low-income and 1,477 other low-income) were identified as in need of rental assistance. This number represents 37.2% of all households in need of assistance.

Finally, all other households (a household of one or more persons that does not meet the definition of an elderly, small or large household) in need of rental assistance totaled 8,726. Of that amount, 6,982 were very low-income and 1,744 were other low-income. This represents 38.8% of all households in need of assistance.

According to the Census, in 1980, 8.3% of all households in Tulsa were large families. In 1990, 7% of all households were large families. This continues a long-term trend toward smaller household size. Over time, if household size continues to decline, the share of housing needs for large households will also be expected to diminish.

Mentally, Physically and Developmentally Disabled

Note: UDD staff is working with several organizations in the community who currently work with special populations to develop a reliable data base of needs for this group of citizens.

It is estimated that approximately 7,200 persons with developmental disabilities reside in Tulsa County (1.9% of the total population). Of that amount, 1,200-1,300 persons access the State service system. Many of these services for people with developmental disabilities are primarily provided by the Department of Human Services (DHS), the public schools, the Department of

Rehabilitation Services and a number of non-profit organizations. Currently, over 200 people are on the waiting list for services funded by a Medicaid waiver. Many of these families receive a state subsidy to purchase services, which is available as an alternative. Funding of services through DHS is not based upon entitlement and is determined yearly by the Oklahoma State Legislature and Commission for Human Services.

In reviewing housing needs and patterns of utilization, it is clear that their preference is for single-family rental homes, to be shared by 2-3 individuals. Architectural modification to accommodate renters with special needs is necessary.

Home ownership for this population has been a secondary concern in the wake of moving individuals from an institution to a community setting. It is assumed that certain individuals will make that transition at the appropriate time and under appropriate circumstances. The development of home ownership options has been complex for this agency in light of Supplemental Security Income and Medicaid benefits, Social Security Programs, and the requirements for housing assistance programs.

However, there is currently an initiative led by Fannie Mae to develop a home ownership mortgage product for this population. Operating under the Home of Your Own Steering Committee and entitled "Home Choice", it is now offered in 23 states. A meeting was held August 3, 2000 by local stakeholders (Fannie Mae, HUD, Oklahoma Association of Community Action Agencies, non-profits, governmental entities and self advocates) to determine the best method of delivery and implementation for this specialized product.

A continuum of housing, support services, employment training and placement opportunities should be available to the approximately 3,700 persons who make up this group. There is a need for additional homes and transitional housing for persons with disabilities to expand housing choices available in the community. A need also exists for homeownership opportunities for this group as well.

Those with Alcohol and Drug Addictions

A significant need exists for a continuum of detoxification and treatment services for youth and adults suffering from addictions.

Those with AIDS

One population in need of assisted living and associated supportive services are those living with AIDS and HIV. Data from the Tulsa City-County Health Department through June 30, 2000 reports 636 HIV and 977 AIDS cumulative case reports for Tulsa County. Tabulations of HIV infection prevalence (living HIV cases plus living AIDS cases) report a total of 1,005 cases or 200 cases per 100,000 people in Tulsa County.

While this population has stabilized in numbers over the past five years, the need for assisted living and associated supportive services remains. In Tulsa C.A.R.E.S.' March 1999 "HIV Housing Needs Assessment Report" (an Addendum to the November 1998 HIV Housing Needs

Assessment Report), survey results show that since discovering their HIV status, 33% of respondents had slept at a friend's house to find a place to sleep; 18% had slept in a car; and 16% had slept in a local shelter. The median monthly gross income per respondent was \$572 while the median monthly rent or mortgage expense was \$237. Median monthly out of pocket health care was \$100. A majority of the respondents feel that there is not adequate housing available for this population.

Needs of those with disabilities not requiring supportive services

Quantitative data for this group are not available.

HOUSING MARKET ANALYSIS

General Characteristics/Population Overview

Tulsa experienced slow growth from 1980 to 1990, with only a 2% increase in total population. Population in 2000 is estimated by the U. S. Census at 392,775. Metropolitan Tulsa Chamber of Commerce estimates a slightly higher figure of 384,838 for 1994. The majority of the population (79.1%) is made up of families. Persons living in non-family households comprised 18.5% (people living alone or with non-relatives); and persons residing in group quarters comprised 2.4% (nursing homes, dormitories, etc.).

Tulsa's population, like the rest of the nation, is aging. The median age of the total population in 1980 was 29.9; in 1990 it was 33.1. Similarly, household size continues to shrink. Median family income appears to be increasing -- from \$33,068 in 1990 to \$37,620 in 1994.

Racial Composition

In 1990, 79% of the population was white; 13% was black; 3% was Hispanic; 4% was Native American; and 1% was Asian/Pacific Islander. This represents a slight increase from 1980 for all racial groups except whites, which decreased by 2.6%.

Of all households in 1990, 25% were very low-income (0-50% of median family income); 17% were other low-income (51-80% of median family income); 8% were moderate-income (81-95% of median family income); and 50% were above 95% of the median family income.

Minority households are more likely to have very low-incomes than white households are. By race, 21% of white households; 49% of black households; 32% of Hispanic households; 31% of Native American households; and 26% of Asian & Pacific Islander households were very low-income.

Concentration of Racial/Ethnic Minorities

Census tracts with **twice** the Metropolitan Statistical Area (MSA) average are considered to be "concentrations of minorities" for Consolidated Plan purposes. The MSA averages for minorities are:

Blacks	8.2%	Hispanics	2.1%
Native Americans	6.8%	Asians	0.9%

Census tracts which meet the concentration definition for blacks (greater than 16.42%) may be found primarily in three portions of the city. The largest area is in north Tulsa, and covers Census tracts 2, 3, 5, 6, 7, 8, 9, 10, 25, 46, 57, 61, 62, 79, 80.01, 80.02, 91.01, and 101. A smaller area in the southwest portion of the city is comprised of Census tracts 67.01, 68.01, 76.08, and 76.10.

Census tracts which meet the concentration definition for Native Americans (greater than 13.60%) may be found in two portions of the city. The first area is located in far northeast Tulsa in Census tract 61. The second area is located in the west-central part of the city adjacent to downtown, and is comprised of Census tracts 23 and 26.

Census tracts which meet the concentration definition for Hispanics (greater than 4.1%) are scattered throughout the city.

Census tracts which meet the concentration definition for Asians (greater than 1.86%) are scattered throughout the city, with heaviest concentrations in south and east Tulsa.

Locational Policy

The locational policy is designed to promote housing opportunities for lower income and minority households, encourage dispersal of assisted housing throughout the community, assure the availability of public facilities and services, and avoid the creation of new lower income and minority concentrations as a result of local, State or Federal housing programs. Applicable Federal, State and local fair housing and equal opportunity policies will be addressed in implementing the five-year strategy.

The City encourages mixed income developments (more than half of the units are leased to those earning above 60% of the median family income) for any future general occupancy project-based developments. The City would consider, on a case by case basis, supporting development proposals, which offer such a mix.

In an effort to disperse assisted housing, no more than 10% of the housing units in a Planning District or Sub-District should be assisted by project-based subsidy programs, including tax exempt bond financed and Low Income Housing Tax Credit financed multifamily developments, exclusive of housing for the elderly and disabled (e.g. Section 202, Section 811, Shelter Plus Care, Section 8 Single Room Occupancy). No more than a total of 40 project-based general occupancy units shall be within 1/2 mile of the proposed development.

Project/site selection processes should be tailored to provide a priority for selection of proposed developments within those Planning Districts and Sub-Districts with less than 5% project-based general occupancy assisted housing. Every effort should be made to ensure that assisted housing units are dispersed among the various Planning Districts for individual subsidy programs. In addition, project selection processes should be designed to encourage sponsors to coordinate project proposals with appropriate neighborhood organizations to minimize adverse impacts; address neighborhood concerns, and promote compatibility with surrounding neighborhood uses.

Housing Trends

Tulsa ranked number five in the top five most affordable housing markets in the nation according to a survey done by Coldwell Banker on typical corporate transferee homes (4 bedroom/2.5 baths). In its survey of affordable housing markets (3rd quarter, 1994), the National Association of Home Builders (NAHB) ranked Tulsa 60th in the nation out of 185 metropolitan areas surveyed. This represents a drop from last year's ranking of 36, possibly because NAHB factored in rates for property taxes and insurance.

The median sale price for homes in Tulsa was \$94,000 (the national median price for a new home is \$129,000). Approximately **73.5%** of the homes sold in Tulsa are within reach of the median income household at prevailing interest rates. This represents a significant drop from last year when approximately **82%** of homes sold in Tulsa were within reach of the median household income.

Over-building in the early 1980s provided Tulsa with a surplus of both commercial and residential space. As a result, rental rates plummeted and vacancy rates rose, dramatically broadening housing choices for much of Tulsa's population. Housing which had previously been out of reach for many residents became accessible almost overnight, primarily in south and east Tulsa. This left housing stock in north, and to a lesser degree, west Tulsa, vacant or under-utilized. Lower interest rates in the early 1990s also contributed to expanded housing options. However, that trend has been steadily reversing itself as the local economy stabilizes and interest rates rise. As can be seen in the nearly 10% drop in homes affordable to those with median family incomes, affordable housing is once again an issue for many citizens.

Rental Market

Tulsa's apartment market is tightening enough to justify new construction, primarily of "luxury units," despite the recent housing market boom and falling occupancy rates in some areas. Tulsa issued permits for 388 multifamily housing units in 1994, a seven year high. Two new complexes, representing 950 units in south Tulsa, are expected to be completed by the end of 2000.

M/PF Research Inc. reports that Tulsa has one of the lowest rental rates among 54 cities surveyed--average monthly rent was \$382, the only average rate below \$400. Actual rents increased 3.5% in 1994. Occupancy rates decreased by 1.5% from last year's 93%. Although expanding, Tulsa's rental market is growing at a slower pace than other regional cities. This is due in part to a lower rate of job creation. However, Tulsa Metropolitan Chamber of Commerce anticipates an influx of new employees, which will create a new demand for housing.

Fair market rents for the Tulsa area are as follows: \$309 for an efficiency unit; \$372 for a one bedroom unit; \$485 for a two bedroom unit; \$676 for a three bedroom unit; \$796 for a four bedroom unit; and \$915 for a five bedroom unit.

Single Family Housing Market

New construction this past year has focused mainly on upper end, "luxury homes," resulting in fewer moderately-priced starter homes. One reason for this trend is the influx of transferees that need to reinvest earnings from the sale of homes in higher priced markets (e.g. California). Rising interest rates raised the cost of home mortgages (new construction and existing structures). Soaring building costs have also contributed to the shortage. Although 1994 started off well, by the end of the year, housing starts were down almost 10%.

According to the Greater Tulsa Association of Realtors, existing housing available for sale has steadily decreased since 1987, when over 6,000 homes were on the market. Figures for February, 2000 indicate just over 3,500 homes were for sale in Tulsa. Nationally, the supply of used homes for sale is the lowest in nearly 13 years.

Housing Inventory

Data taken from the 1990 Census reports a total of 176,232 year-round housing units in Tulsa. Of that amount, 88% or 155,470 units are occupied. Homeowners make up 56% of that amount, with renters at 44%. This represents a drop in homeownership from 1980, when homeowners comprised 61% and renters comprised 39% of occupied units.

Of all rental units, 15.9% are substandard, 64.6% of which are suitable for rehabilitation. Of all owner units, 7.9% are substandard, 72.0% of which are suitable for rehabilitation.

The 1990 Census reports a rental vacancy rate of 12.55% and a homeowner vacancy rate of 4.29%. A more recent count comes from the 1994 Postal Vacancy Survey for the Tulsa Delivery Area (11-23-93 through 1-13-94), and reports a total of 184,418 housing units. Of that amount, 12,458 or 5.2% were vacant. Specific data by unit type follows:

	Total	Vacant	Percent
Single-family detached	123,751	5,335	4.3%
Single-family attached	5,08	377	7.4%
Multifamily	53,073	4,772	9.0%
Mobile homes	<u>2,505</u>	<u>426</u>	<u>17.0%</u>
Total	184,418	10,910	5.9%

It is assumed that rental and housing for sale is available to persons with HIV/AIDS and their families as well as those with disabilities. Tulsa's Fair Housing Laws prohibit discrimination.

Employment Trends

Reports vary as to the number of jobs added to Tulsa's employment base in 1999. Regardless, it is a continuation of a trend begun five years ago.

Nationally and locally, the jobless rate fell. April 2000 unemployment figures for Tulsa County, according to the Oklahoma Employment Security Commission, is at a low of 3.1%, down from last year's jobless rate. This compares favorably with the nation's unemployment rate and the

State's for the same period. The Metropolitan Tulsa Chamber of Commerce cites increased labor force productivity, a significant decline in business bankruptcies, and rising business profits as signs of a healthy and improving economy. Other economic analysts from across the state predict a slow but steady growth period for Tulsa in 2000.

Implication of Market Conditions for Housing Programs and Strategies

Rental Assistance Programs

The Tulsa Housing Authority currently administers 152 Section 8 certificates and 3,838 vouchers. A total of approximately 2,408 persons are on the Authority's waiting lists (Section 8, Section 8 Site Based and Public Housing combined).

If rental rates continue to increase, as has been the trend for the past 12 months, fewer affordable housing choices may be available for Section 8 clients (those with tenant-based certificates and vouchers). In a tight housing market, landlords are able to command higher rents. As a result, even units that are currently available within applicable fair market rents may not be accessible if local landlords choose not to participate in this rental program.

Additionally, Howell Associates completed a study of the level of need for Public Housing in Tulsa in 1998. The Howell Study states that “there is currently significant demand for public housing units in the city of Tulsa among low- and very-low income households with incomes generally below \$10,000—a trend that will continue into the foreseeable future. Because these households are generally unable to spend more than approximately \$250 to \$350 on rent, public housing units represent a key housing resource for these family and elderly households. Decent two bedroom rental units generally cost at least \$400 to \$450 (average rent for all two bedroom units is \$520) representing a level which is not affordable to traditional public housing families with incomes below \$10,000. Tulsa is serving approximately 40% of the potential demand for units among families with very low incomes below \$10,000. This analysis indicates that the potential demand for THA units among traditional public housing residents will remain strong over the next several years.”

SOURCE: 2003 Consolidated Plan City of Tulsa Annual Update

Actions Taken to Foster and Maintain Affordable Housing

There are several factors that affect the availability and affordability of housing for low and moderate-income persons. Among them are:

- Inadequate infrastructure deters investment in existing housing stock.
- Neighborhood conditions often deter rehabilitation or new construction.
- Inadequate incomes impede homeownership opportunities as well as maintenance capabilities.
- Extremely low-income persons have difficulty locating housing that is affordable, in sanitary condition, and appropriately sized for their household.
- A resistance to low-income multifamily housing appears to be on the rise.

The City will consider all available resources in addressing these issues and when allocation of funds is not possible, will consider lending support in an advocacy role. Actions taken include

ongoing support of Homeownership Tulsa by the Mayor and City Council, UDD representation on the North Tulsa Affordable Housing Task Force, East Side Prevention Coalition and continued sale of in-fill lots for affordable and market rate construction of single family housing.

Actions to Remove Barriers to Affordable Housing and Implement Remedies to Identified Housing Analysis Impediments

After a thorough examination of local and State public policies, including zoning codes, subdivision regulations, building codes, code enforcement policies, fees and charges, it was determined that none in and of themselves adversely affect efforts to develop, maintain or improve affordable and supportive housing.

The primary barrier to safe, decent affordable housing continues to be lack of funds, availability of suitable housing, and inability to obtain low interest rate loans because of damaged or no credit history. Low-income renters experience difficulty finding sound housing at rates they can afford. A lack of landlords willing to rent to Section 8 Voucher Holders exists, creating a demand for quality, affordable rental units. Tulsa Housing Authority has conducted several workshops to inform and recruit potential landlords.

Low-income buyers have access to down payment and closing cost funds but the tight housing market has affected the pool of homes for sale in price ranges affordable to this population. With the recent wave of lay-offs at major Tulsa employment centers, the housing market is beginning to loosen up as households relocate. However, it is expected that many households will face foreclosure if re-employment is not immediate.

The City is working with many local partners to address these issues. The Tulsa Area Fair Housing Partnership, Home Ownership Tulsa, the local HUD office and many other providers are collaborating on several initiatives as a remedy to the problem of an adequate housing supply. A significant effort has been made by City-certified Community Housing Development Organizations to provide bilingual staff in their housing programs and outreach campaigns. Literature is printed in Spanish for the growing Hispanic population.

The City of Tulsa operates under a Fair Housing Ordinance that follows federal guidelines and includes protection for the disabled and familial status. The City's Department of Human Rights received a total of 350+ calls concerning housing issues, which resulted in the filing of eight housing discrimination complaints in Fiscal Year 2002. Dyann Mason, Director, may be reached at (918) 596-7818 should the reader have questions or need additional information. The address is 707 S. Houston, Suite 303, Tulsa, OK 74103.

The Department conducts weekly audits of the newspaper whereby staff reviewed ads for rental and sales in housing to ensure that the ads do not discourage rental and sales based on race, sex, disability, familial status, etc. Letters are sent to each of the advertisers notifying them of Fair Housing Laws and actions to be taken which would correct the possibility of discrimination. To further address this issue, training has been scheduled with Tulsa World's advertising department to instruct them as to whether or not an ad is discriminatory so that they can advise the customer. The Department received a Best Practices award from HUD for the development of the Tulsa Area Fair Housing Partnership. This group works to educate the general public, and real estate

and development communities on Fair Housing laws. The City also serves as a distribution point for information on the Oklahoma Residential and Non-Residential Landlord-Tenant Act.

Last year, the Partnership conducted focus groups throughout the city to ascertain the public's opinion of diversity within neighborhoods. This report was published and plans to increase diversity have been made as result of the study. The Partnership also planned and participated in a commercial housing development festival of brownstones in the downtown area. During the festival, the Mayor of the City of Tulsa proclaimed the month of April "Fair Housing Month" and an open house was held. The housing development, other agencies, food vendors and musicians participated. Twenty-three agencies signed as Fair Housing Partners at the event. Fair housing brochures and other housing related information was provided.

The Department of Human Rights also provides approximately 1,200 information letters per month to the Commissions, other agencies and the general public. The newsletter provides information on Department projects as well as housing issues. The informational letter is also printed in a local minority owned newspaper – the Tulsa Star.

Tulsa Housing Authority representatives report that public housing residents frequently experience difficulty making the transition from dependency on public assistance to self sufficiency. Often, residents are no longer eligible for assistance or assistance is dramatically reduced once income is earned. Ample time after employment must be given to allow residents to cover expenses for incidentals, clothing, transportation, and rental payments. It is recommended that this transition period should be at least six months.

Other prospective residents lack funds for initial housing costs such as utility and security deposits (THA received FY 01 funding to address this situation). Lastly, a general lack of self esteem among residents, lack of education and training and poor basic living skills impede residents' ability to obtain affordable housing.

Actions to Evaluate and Reduce Lead-Based Paint Hazards

According to the Comprehensive Housing Affordability Strategy Databook, approximately 72% of Tulsa's housing stock contains lead-based paint (126,887 units). This figure is consistent with national averages and assumes all structures built prior to 1978 contain some level of lead. Of that amount, 51,541 were renter and 75,440 were owner units. It is assumed that renter occupied housing is more likely to experience problems with lead-based paint, and that further, units occupied by low-income households are likelier to have had less upkeep and maintenance.

Both the Oklahoma State Health Department and Tulsa City-County Health Department were consulted for incidences of lead-based paint poisonings. In Tulsa County for this reporting period, of 2,845 children tested, there were six cases of elevated blood levels in children ages newborn to six years old. The City recognizes that this poses a potential health hazard and addresses it in all housing programs funded with federal dollars. Through its Community Development Block Grant and HOME Programs, the City requires a Notice to Homeowners

regarding lead-based paint hazards. In addition, houses are tested for the presence of lead-based paint. Any such hazard identified becomes part of abatement procedures.

Tulsa Housing Authority has tested all public housing family communities for the presence of lead-based paint. None of the complexes have been found to contain hazardous lead-based paint levels. The Tulsa Housing Authority also established policies and procedures associated with reporting of lead-based paint activities and steps to be taken in the event any hazardous levels are found.

Actions to Reduce the Number of Poverty Level Families

According to the National Priorities Project (1997), Oklahoma ranked 10 in the nation for child poverty rates. That is, 21.7% of Oklahoma's children live at or below the poverty level. A recent report by the National Center for Children in Poverty at Columbia University shows that Oklahoma's child poverty rate has dropped dramatically in the last few years, from about 26% to nearly 19%. In an effort to address this, many organizations and individuals assist the City in implementing the Consolidated Plan's Anti-Poverty Strategy. From assessing current market conditions to evaluating housing and employment trends to developing and operating innovative social and economic programs, the following people and agencies contribute toward the reduction of poverty in our community:

Dr. Marvin Cooke asserts in his working paper entitled "Changes in the Labor Market: The Roots of Poverty." that the loss of labor and craft jobs combined with the rise in service and retail sales occupations, has been one of the largest contributing factors to poverty in Tulsa (as well as nation-wide). Higher education is necessary to compete for better jobs, but does not necessarily ensure employment. Unlike times past, there are now more persons with degrees than positions requiring degrees.

One of the effects of these changes in the labor market has been a decrease in employed males and an increase in the number of single female head of households. Further, two full-time jobs at \$9.00 an hour are required to earn the median family income for the Tulsa MSA (\$37,450 for a household of four). As most service occupations pay approximately \$8,000 per year for women and a little over \$14,000 for men, one can quickly see that even a household with two full-time workers will not reach the low-moderate income limit. For example, 60% of median income is \$28,100 and 80% of median income is \$37,450.

This trend and the impact it is having in Tulsa has been incorporated into the City of Tulsa's Anti-Poverty Strategy. As discussed above, Tulsa's anti-poverty strategy consists of the following goals that will be implemented through programs operated by local non-profit organizations in conjunction with City resources.

1. Targeted job creation
 - a. adequate pay
 - b. full time employment with benefits
 - c. convenient location (i.e. near residence)
 - d. higher quality jobs (better paying than service or retail)

2. Ensure that job creation benefits targeted populations (through federal contracts)
3. Develop strategies to link people with jobs
4. Pool resources to effect economic parity (e.g. two wage earners in each household)
5. Develop support systems that facilitate job training and placement (e.g. childcare)
6. Augment health care (vision screening, dental care, well baby clinics)
7. Develop linkages that enable sharing of resources (e.g. baby paraphernalia, etc.)
8. Enhance employability skills (how to dress, behave, etc. on the job)
9. Support family planning in conjunction with training for better parenting

Several local organizations have developed and are implementing anti-poverty strategies. Following is a discussion of activities each organization employs in an effort to end poverty.

Actions to Enhance Coordination Between Public and Private Housing and Social Service Agencies

Tulsa benefits from a strong and cohesive coalition of local government officials, service providers, lenders and volunteers. These various groups coordinate effectively to avoid duplication of services. As such, they are able to effect a delivery system that largely meets the needs of Tulsa's many populations.

The primary identified gap in the system continues to be a lack of funds to provide services to all that may need them. Many service providers have long waiting lists. As such, if a need is going unmet, it can generally be attributed to a deficiency in available monies.

The City of Tulsa, in conjunction with local service providers, housing officials, lending institutions, INCOG and non-profit organizations, will make every effort to coordinate resources and services to meet identified housing and community development needs. Responsibility for implementing the Consolidated Plan (Action Plan) is shared among many entities including:

A. Public Institutions

City of Tulsa's Urban Development Department (public, housing/community development agency)

Tulsa Housing Authority (local public housing authority)

Department of Mental Health and Substance Abuse Services (public, mental health agency)

Department of Human Services (public, social service agency)

INCOG (public, planning agency)

B. Non-Profit Organizations

United Way/Community Service Council and their related organizations (private, non-profit social services funding/coordinating agency)

CARD, United and CAPTC Community Action Programs (public, non-profit community action agencies)

Other non-profits (private, non-profit social service agencies) including: Catholic Charities, Habitat for Humanity, Mental Health Association in Tulsa, Western Neighbors, Tulsa

Metropolitan Ministry, and Tulsa CARES (see Community Service Council's Blue Book for complete listing)

C. Private Industry

Banks/Savings and Loans (private lending institutions)

Foundations

Local Employers

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	14,347	5	5	4	N/A	N/A	N/A
Income >30% but <=50% of AMI	10,695	4	4	3	N/A	N/A	N/A
Income >50% but <80% of AMI	14,317	2	1	1	N/A	N/A	N/A
Elderly	6,194	3	3	3	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/White	79%	1	1	1	1	1	1
Race/Black	13%	4	4	5	N/A	N/A	N/A
Race/Amer Ind	4%	4	4	5	N/A	N/A	N/A
Race/Asian	1%	4	4	5	N/A	N/A	N/A
Race/Other	3%	4	4	5	N/A	N/A	N/A

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

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: **2000 Consolidated Plan and FY 2002 Year 3 (One Year Action Plan - Consolidated Plan)**
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data
Indicate year:
- ☒ Other housing market study
Indicate year: **1998 Howell Study Tulsa Market Analysis**
- ☐ Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Public Housing Waiting List			
Waiting list type: (select one)			
☐ Section 8 tenant-based assistance			
☒ Public Housing			
☐ Combined Section 8 and Public Housing			
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families as of 11/05/02	% of total families	Annual Turnover
Waiting list total	890		
Extremely low income <=30% AMI	795	89%	
Very low income (>30% but <=50% AMI)	82	9%	
Low income (>50% but <80% AMI)	13	2%	
Families with children	369	66%	
Elderly families	40	4%	
Families with Disabilities	119	13%	
Race/ethnicity White	326	37%	
Race/ethnicity Black	444	50%	
Race/ethnicity American Indian	78	9%	
Race/ethnicity Asian	41	4%	

Housing Needs of Families on the Public Housing Waiting List			
Characteristics by Bedroom Size (Public Housing Only)	# of families as of 11/05/02	% of total families	Annual Turnover
0BR	197	22%	23%
1BR	249	28%	1%
2 BR	257	29%	23%
3 BR	152	17%	31%
4 BR	29	3%	26%
5 BR	6	1%	17%
5+ BR	0	0%	0%
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes			

Housing Needs of Families on the Section 8 Waiting List			
Waiting list type: (select one)			
☒ Section 8 tenant-based assistance			
☐ Public Housing			
☐ Combined Section 8 and Public Housing			
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families as of 11/07/02	% of total families	Annual Turnover
Waiting list total	6,326		
Extremely low income <=30% AMI	4,043	64%	
Very low income (>30% but <=50% AMI)	2,283	36%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	4,179	66%	
Elderly families	146	2%	
Families with Disabilities	216	3%	
Race/ethnicity White	2,691	43%	
Race/ethnicity Black	3,057	48%	
Race/ethnicity American Indian	516	8%	
Race/ethnicity Asian	55	1%	
Race/ethnicity Other	0	0%	
Is the waiting list closed (select one)? ☒ No ☐ Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- ☒ X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ X Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☒ X Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- ☒ Funding constraints
☒ Staffing constraints
☒ Limited availability of sites for assisted housing
☐ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☒ Influence of the housing market on PHA programs
☒ Community priorities regarding housing assistance
☐ Results of consultation with local or state government
☒ Results of consultation with residents and the Resident Advisory Board
☒ Results of consultation with advocacy groups
☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund Year 2003	\$ 6,443,125	
b) Public Housing Capital Fund Year 2002	\$ 4,326,112	
c) HOPE VI Revitalization	\$ 28,640,000	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 22,326,638	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$ 307,728	
g) Resident Opportunity and Self- Sufficiency Grants	\$ 233,846	
h) Community Development Block Grant HOPE VI	\$ 300,000	Utility Assistance
Grant Pub Hsg	\$ 20,000	
i) HOME HOPE VI	\$ 300,000	
Other Federal Grants (list below)		
Youthbuild	\$ 243,750	Public Hsg Supp Serv.
j) Annual Cont for Sect 8 Proj Bsd	\$ 1,317,408	
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income		
2003 HUD Budget	\$ 2,600,021	Pub Hsg Operations
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	\$67,058,628	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

☐

When families are within a certain number of being offered a unit: (state number)

☐

When families are within a certain time of being offered a unit: (state time)

X Other: (describe)

At the time of application

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

X Criminal or Drug-related activity

X Rental history

☐

Housekeeping

X Other (describe)

Must be in good standing with utility providers.

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

d. ☐ Yes **X** No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- e. ☐ Yes **X** No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

- X** Community-wide list
☐ Sub-jurisdictional lists
X Site-based waiting lists – **Osage Hills HOPE VI only**
☐ Other (describe)

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

- X** PHA main administrative office
X PHA development site management office
X Other (list below)
Oklahoma Department of Human Services – Tulsa Office
Via Mail

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

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

2. **X** Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? **1 – Osage Hills HOPE VI**

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

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

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

(3) Assignment

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

- ☐ One
☐ Two
☒ Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
 - Working
 - Elderly or Near Elderly (50+)

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

2 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1** Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

The authority has adopted the following local preferences to be used in lieu of federally mandated preferences.

- 1. Head of household and/or spouse is working and the working person(s) needs are not included in any TANF payments the family may be receiving; or**

2. **Head of household and spouse (if applicable), or sole member of a household are 62 years of age or older or disabled; or**
3. **Head of household and spouse (if applicable) are active participants in educational or training programs that are designed to prepare individuals for the job market; or**
4. **The applicant family is residing in a public/private shelter as a result of domestic violence; or**
5. **The applicant family with dependent children is homeless and receiving/utilizing a private/public shelter; or**
6. **Any acceptable combination of the five situations above as determined by the Authority.**

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

Component 3, (6) Deconcentration and Income Mixing

- a. **X** Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. **X** Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Seminole Hills	95		Yes
Whitlow	48		Yes
Comanche Park	270		Yes
Apache Manor	156		Yes
Mohawk Manor	105		Yes
Riverview	189		Yes
Sandy Park	158		Yes
Parkview	219		Yes
South Haven	99		Yes
East Central	147		Yes
Scattered Site	160	This development is a scattered-site, single-family housing development with houses scattered through out the city of Tulsa.	No

B. Section 8

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

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)

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

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

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug-related activity
☒ Other (describe below)
Last known address and landlord if available.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☐ None
☐ Federal public housing
☒ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office
☒ Other (list below)
By mail

(3) Search Time

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

If yes, state circumstances below:

The Director of Assisted Housing or Program Manager will consider and grant extensions of the initial HCV term on a case-by case basis. Extensions, when granted, will be for additional periods of thirty (30) days each. Request for extensions should be made by the applicant/participant, in writing, prior to the expiration date stated on their HCV, but in no event later than the expiration date unless reasonable accommodation.

An additional thirty (30) days will be granted after the 120 day term of the voucher only in the cases of:

1. A member of the family is a disabled person, and the family evidences need of an extension because of the disability, THA will grant the request to extend the term of the HCV as a reasonable accommodation;

2. or for other good cause as described below:

Medical Emergency: The applicant/participant suffered a medical emergency as documented by a physician's statement or hospital records. Medical emergency is defined as an illness or injury of an immediate family member (self, spouse, child or parent) which resulted in hospitalization or home-bound care for a period not less than seven (7) days, or a death of an immediate family member.

3. Excessive delays caused by THA Staff: A delay of more than seven (7) calendar days processing of paper work.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Families w/ Elderly or Disabled Members

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

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1** Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

Families w/ Elderly or Disabled Members

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☒ Other (list below)
- Applications for Family Unification, Mainstream Vouchers, and Welfare to Work Vouchers.**
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- ☒ Through published notices
- ☒ Other (list below)
- Referrals from Oklahoma Department of Human Services
PHA Section 8 Waiting List.**

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

- a. Use of discretionary policies: (select one)
- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly

income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

☐

\$0

☐

\$1-\$25

X \$26-\$50

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

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

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

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

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

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

☐

For the earned income of a previously unemployed household member

☐

For increases in earned income

☐

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

☐

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

☐

For household heads

☐

For other family members

☐

For transportation expenses

☐

For the non-reimbursed medical expenses of non-disabled or non-elderly families

☐

Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- ☐ Never
- ☐ At family option
- ☒ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☐ Other (list below)

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

(2) Flat Rents

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

- ☒ The section 8 rent reasonableness study of comparable housing

- ☐ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- ☒ Annually
- ☒ Other (list below) – **Federal FMR Adjustments**

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

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

FMR's

(2) Minimum Rent

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

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- ☐ PHA main administrative office
 - ☐ PHA development management offices
 - ☐ Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- ☐ PHA main administrative office
 - ☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name: **Osage Hills**

2. Development (project) number: **OKO73011**

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

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

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

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

Osage Hills HOPE VI OKO-73-11

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Osage Hills
1b. Development (project) number: OKO73-11
2. Activity type: Demolition ☒ Disposition ☒
3. Application status (select one) Approved ☒ Demolition 05/17/2000 Approved ☒ Disposition 05/21/2001 Planned application ☐
4. Date application approved, submitted, or planned for submission: <u>(03/01/00)</u>
5. Number of units affected: 287
6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/01/00 b. Projected end date of activity: 04/01/02

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities thru HOPE VI

[24 CFR Part 903.7 9 (i)]

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

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal

year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Osage Hills
1b. Development (project) number: OKO73011
2. Designation type: Occupancy by only the elderly X Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA’s Designation Plan X Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: (07/09/01)
5. If approved, will this designation constitute a (select one) X New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) X Part of the development ☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937
C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Site 1b. Development (project) number: OK073019
2. Federal Program authority: ☐ HOPE I ☒ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved; included in the PHA’s Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (03/24/1997)
5. Number of units affected: 174 6. Coverage of action: (select one) ☐ Part of the development ☒ Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

- ☐ Client referrals
☐ Information sharing regarding mutual clients (for rent determinations and otherwise)

- ☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

Table Library

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ☐ Informing residents of new policy on admission and reexamination
 - ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

N/A Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

N/A Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

N/A Yes ☐ No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

THA-88 (002)

APPENDIX "I" HOUSING AUTHORITY OF THE CITY OF TULSA

PET POLICY

SECTION I Selection Criteria

A. Approval

Prior to allowing a resident to cohabitant with an approved house pet in any THA property, the resident must enter into an "Agreement". In addition, the pet owner must provide proof of the pet's good health, weight, and suitability under the standards set forth under "General Guidelines" in the criteria. In addition, the resident must present a certificate of inoculation and vaccination, along with proof of registration, spaying, and or neutering during the annual housing re-certification. ***In compliance with the Americans with Disability Act of 1990, Tulsa Housing Authority does allow residents to cohabitate with assisted animals for persons with disabilities and support service dogs for persons involved in law enforcement activities. It is an ordinance of the City of Tulsa that all animals be licensed, inoculated, and vaccinated within 30 days of the dog reaching four (4) months of age. Tulsa Housing will not charge any fees for assisted animals or support service dogs. A doctor's statement supporting the need for an assisted animal must be presented to the Site Manager. Also, all licenses, Training Certifications, inoculations, and vaccinations must be kept up by a licensed veterinarian.***

Initial _____

B. General Guidelines

The following types of animals maybe allowed under compliance with this policy and city, county, state, and federal ordinances.

1. Dogs
 - a. Maximum number – one (1);
 - b. Maximum weight – twenty-five (25) pounds;
 - c. Must be house broken;
 - d. Must be spayed or neutered by a licensed veterinarian;
 - e. Must be properly ***inoculated*** by a licensed veterinarian;
 - f. Must be licensed annually or for a three year period;
2. Cats
 - a. Maximum number – one (1);
 - b. Must be spayed or neutered by a licensed veterinarian;
 - c. Must be properly ***inoculated*** by a licensed veterinarian;
 - d. Must be trained in and uses of the litter box;
 - e. Must be licensed annually or for a three year period;
 - f. Must be de-clawed
3. Birds
 - a. Maximum number – two (2)
 - b. Must not be more than 12 inches in height and 2 lbs. in weight
 - c. Must be maintained inside of cage at all times
4. Fish
 - a. *Must be fresh water fish only*
 - b. Maximum aquarium size – twenty (20) gallons of fresh water

- c. Must be supported by an approved stand for aquariums and weight

Residents residing on the premises of the Tulsa Housing Authority may keep no other pets. Any resident acquiring a pet subsequent to the implementation date of these policies shall comply with these guidelines.

Initial _____

SECTION II Pet Fees & Security Deposits

- A. A pet fee of \$30.00 and an increased security deposit of \$100.00 shall be required of all residents housing pets. Management reserves the right to change the deposit amount consistent with federal guidelines at any time.
- B. Resident's liability for damages caused by his/her pet is not limited to the amount of the fee or pet deposit. The resident will be required to reimburse for the real cost of any and all damages caused by his/her pet where they exceed the amount of the fee and or deposit.
- C. All units occupied by a dog or cat will be fumigated upon being vacated. It shall be the responsibility of the resident owning a pet which unit is infested by fleas and or ticks to pay the cost of correcting the infestation. ***If during a housekeeping inspection; or HQS Inspection, it is discovered that a unit has become infested by fleas and or ticks, the resident will also be responsible for the cost of the fumigation of the infested unit and other affected units and common areas.***

Initial _____

SECTION III Pet Rules

- A. Dogs and Cats
1. Dogs and cats shall be maintained within the residents pet owner's unit. The patio, balcony, or, storage areas of such units will not be acceptable by THA Management as a dwelling place for any animal. No alterations of any kind to the unit, patio, balcony, or storage area shall be permitted for pet retention. Outdoor pet shelters are prohibited on all THA Communities. When outside, the dog or cat shall be kept on a collar or harness attached by a ***leash made of leather or chain linked metals, no longer than six (6) feet long, which is able to retain the pet from breaking loose.***
- The resident shall maintain control of the pet AT ALL TIMES. Under no circumstances shall any cat or dog be permitted to roam free in any common area.
- Pets must not interfere with THA personnel or Emergency Response Teams conducting inspections or emergency calls to the pet owner's unit.
2. The pet owner shall immediately pick up all animal waste, and litter box matter, which will be disposed of in a sealed plastic trash bag and placed in a trash receptacle. Cat litter shall not be disposed of by flushing down toilets or droppings in the building trash chutes. The pet owner shall be charged and remit payment for unclogging toilets for clean up of common area due to pet nuisance. No pet owner shall permit his/her pet to commit a nuisance in any other part of the exterior or interior common area.
3. Resident pet owners agree to be responsible for immediately cleaning up any dirt or mud tracked through the common area lobby, halls, or elevator by his/her pet.
4. Pet owners shall keep their pets under control at all times. Pet owners shall assume sole responsibility for liability arising from any injury sustained by any person attributable to their pet and agree to hold the owner and management harmless in such proceedings.
5. Resident pet owners agree to control the noise of his/her pet such that it does not constitute a nuisance to other residents. Failure to control pet noise may result in the removal of the pet from the premises by Animal Control Authority. **ANY PET WHO CAUSES BODILY INJURY TO ANY RESIDENT; GUEST OR**

STAFF MEMBER SHALL BE IMMEDIATELY AND PERMANENTLY REMOVED FROM THE PREMISES WITHOUT PRIOR NOTIFICATION.

6. No pet shall be left unattended in any unit for longer than twelve **consecutive** (12) hours.
7. All resident pet owners shall provide adequate care, nutrition, exercise and medical attention for his/her pet. Pets which appear to be poorly cared for, or which are left unattended for longer than twelve (12) **consecutive** hours will be reported to the **Animal Control Authority**. **THA management will recommend the removal of the pet at the pet owner's expense.**
8. *Feeding of pets in common areas is prohibited.*
9. In the event of a pet owner's sudden **incapacitating** illness, the resident pet owner agrees that management shall have discretion with respect to the **provision of care to the pet consistent with local and federal guidelines**. The provision of care will be at the expense of the resident pet owner unless written instructions with respect to such area are provided in advance by the resident to the management site office and all care shall be at the resident's expense. In the event of death of a resident pet owner, the owner agrees that management shall have discretion to dispose of the pet consistent with local and federal guidelines, unless written instructions exist with respect to such disposition.
10. In the event of a pet's death, the resident pet owner shall notify the Department of Animal Collection, who shall dispose of the pet in a sanitary manner. The resident shall also notify the site office so arrangements can be made for unit fumigation at the resident's expense. All tags and collar shall be removed and animal placed in a box, plastic bag, or other receptacle before collection by the City of Tulsa Dead Animal Collection Service. The phone number for this department is 596-9771.
11. The pet owner shall provide a signed statement by a third party over the age of eighteen (18) who agrees to act as an alternate pet caretaker. Unwillingness on the part of the named caretaker of a pet, per items 8 and 9 of this section, to assume custody of the pet shall relieve management of any requirement to adhere to any written instructions with respect to the care or disposal of a pet and shall be considered an authorization for management to exercise discretion in such regards consistent with federal guidelines.
12. Resident pet owners acknowledge that other residents may have chemical sensitivities or allergies related to pets or are easily frightened by such animals. The resident therefore agrees to exercise common sense and common courtesy with respect to such other resident's right to peaceful and quiet enjoyment of the premises.
13. All residents' pet owners must maintain each pet responsibility and in accordance with applicable federal, state, and local public health, animal control, and animal anti-cruelty laws and regulations.
14. Management may move to require the removal of a pet from the premises on a temporary or permanent basis for the following causes.
 - a. Creation of a nuisance after proper notification consistence with Section IV of these Pet Rules;
 - b. Excessive pet noise or odor with proper notification;
 - c. Unruly or dangerous behavior **displayed by the pet**;
 - d. Excessive damage to the resident's apartment unit and/or project common area;
 - e. Repeated problems with vermin or flea infestation;
 - f. Failure of the resident to provide adequate care of his/her pet;
 - g. Leaving a pet unattended for more than twelve (12) **consecutive** hours;
 - h. Failure of the resident to provide adequate and appropriate **inoculation** of the pet;
 - i. Resident's death and/or serious illness; and
 - j. Failure to observe any other rule contained in this section and not here listed upon proper notification.
15. Any resident informing THA management that they no longer have possession of a pet, must provide proof that the pet was turned over to a responsible party, died, or was turned into an animal shelter.

16. Visitors, guests, and relatives of residents are not allowed to enter any THA structure with an animal or to allow his/her animal to roam the grounds of the property.

Initial _____

B. Birds

1. Must be kept in a cage designed for birds;
2. Cage must have food and fresh water available for the bird at all times;
3. Cage must be kept clean at all times;
4. Waste must be disposed of in a sealed plastic trash bag and placed in a trash bin;
5. Must not be a bird of prey;
6. Wings must not be tied or locked in any way;
7. Excessive noise **from within the apartment** shall not be permitted.

C. Fish

1. **Fresh water fish only;**
2. Twenty (20) gallon aquarium maximum;
3. Stand must be designed and manufactured for aquariums and weight of twenty (20) gallons;
4. Aquarium must be placed in a safe area and away from electrical services;
5. Aquarium must be equipped with the proper filtering and oxygenation system;
6. Water damage to walls, carpets, flooring, or the ceiling of the unit below caused by breakage or spillage caused from the aquarium shall be the responsibility of the resident who shall be billed for repair cost as required.

Initial _____

Section IV Notification Policy

In the event that any pet owner violates these pet rules, management shall provide notice of such violation as follows:

A. Creation of a Nuisance

1. The owner of any pet which creates a nuisance upon the grounds or by excessive noise, odor, or unruly behavior shall be notified of such nuisance in writing by management and shall be given no more than **24 hours to correct such nuisance**.
2. Management shall take appropriate steps to remove a pet from the premises in the event that the pet owner fails to correct such a nuisance within the **24-hour** compliance period.

B. Dangerous Behavior

1. Any pet which physically threatens and/or harms a resident, guest, staff member or other authorized person presented upon the project grounds shall be **reported to Animal Authority and an investigation ordered**.
2. Management does not have the ability to provide reasonable accommodations to house any animal deemed dangerous by the Chief of Police. Therefore, any animal registered as a dangerous animal shall be removed from the premises permanently.

The resident's signature **and initials** upon these house rules shall constitute permission for THA management to take **appropriate action consistent with local, state, and federal law**.

Initial _____

Section V**Affidavit**

"I have read and understand the above pet policies of the Tulsa Housing Authority and agree to comply fully with their provisions. I understand that failure to comply may constitute reason for removal of my pet and/or cause for my eviction."

Resident Pet Owner

Resident

Pet Registration Number

Pet's Name

Type of Pet

Breed of Animal

Date

Unit Number

Has your dog, cat, or bird ever been confiscated by any local or national Animal Control Authority or Chief of Police?

Yes _____ ***No*** _____ ***If Yes, when*** _____

City _____ ***State*** _____

Witness:

"The above named resident has read and signed these rules in my presence."

Witness Name _____

Title _____

Date _____

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Public Housing Civil Rights and Fair Housing Policy

It is the policy of the Housing Authority to comply fully with all Federal, State, and local nondiscrimination laws and with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment.

The HA shall not deny any family or individual the opportunity to apply for or receive assistance under the Public Housing Program on the basis of race, color, sex, religion, creed, national or ethnic origin, age, family, or marital status, handicap, disability or sexual orientation.

To further its commitment to full compliance with applicable Civil Rights laws, the HA will provide Federal, State, and local information to Public Housing resident regarding “discrimination” and any recourse available to them if they are victims of discrimination. Such information will be made available during the move-in process, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made a part of the New Resident packet.

Except as otherwise provided in 24 CFR 8.21(c)(1), 8.24(1), 8.25, and 8.31, no individual with disabilities shall be denied the benefits of, be excluded from participation in, or otherwise be subjected to discrimination because the HA’s facilities are inaccessible to or unusable by persons with disabilities.

Posters and housing information are displayed in locations throughout the HA’s office in such a manner as to easily readable from a wheelchair.

The HA’s Central Office at 415 E. Independence is accessible to persons with disabilities. Accessibility for the hearing impaired is provided by the TTD/TDY telephone number, 918/587-4712.

Assisted Housing Civil Rights and Fair Housing Policy

It is the policy of the Housing Authority to comply fully with all Federal, State, and local nondiscrimination laws and with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment.

The HA shall not deny any family or individual the opportunity to apply for or receive assistance under the Public Housing Program on the basis of race, color, sex, religion, creed, national or ethnic origin, age, family, or marital status, handicap, disability or sexual orientation.

To further its commitment to full compliance with applicable Civil Rights laws, the HA will provide Federal, State, and local information to Assisted Housing clients regarding “discrimination” and any recourse available to them if they are victims of discrimination. Such information will be made available during the family briefing session, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made a part of the Housing Choice Voucher holder’s briefing packet.

Except as otherwise provided in 24 CFR 8.21(c)(1), 8.24(1), 8.25, and 8.31, no individual with disabilities shall be denied the benefits of, be excluded from participation in, or otherwise be subjected to discrimination because the HA’s facilities are inaccessible to or unusable by persons with disabilities.

Posters and housing information are displayed in locations throughout the HA’s office in such a manner as to easily readable from a wheelchair.

The HA’s Central Office at 415 E. Independence is accessible to persons with disabilities. Accessibility for the hearing impaired is provided by the TTD/TDY telephone number, 918/587-4712.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

☐ Attached at Attachment (File name)

☒ Provided below:

RESIDENT ASSOCIATION OFFICER TRAINING AND THA ANNUAL AGENCY PLAN MEETING

Wednesday, December 18, 2002

1:30 p.m.

Present at Meeting:

Kurt English, THA

Annie Mae Barnes, Apache

Susan Olivarez, THA

Peggy O'Donnell, Hewgley

Denise Dombski, THA

Rena Newcomb, Parkview

Adrienne Mitchell, Comanche

Kimberly McCurry, THA

Troy Jimerson, THA

Raythan Smith, THA

Sarah Baucum, Riverview

Sandra Lee, LaFortune

Shirley Cole, Whitlow

Lewis Wilson, Pioneer

Dan Cherry, THA

LaDeanna Anderson, THA

Dwight Gragg, THA

Willie Glover, Towne Square

Francis Farmer, LaFortune

Sheree Elmore, Mohawk

Kurt called the meeting to order at 1:33 p.m.

Kurt welcomed everyone to the meeting and had everyone go around the room and introduce themselves. Kurt stated how important it was for the residents to gain knowledge about the Annual Agency Plan and how it pertains to each of their communities. He also discussed how this would be a good opportunity to interact with other Resident Association Presidents and exchange ideas.

Kurt then handed out a packet of the PHA Plan / Annual Plan for Fiscal Year 2003. He discussed the Executive Summary. Discussed how THA received a 94% score on PHAS and 100% on SEMAP. He discussed the various programs of THA starting with Section 8 and how we are working to recruit landlords for the Section 8 program. He discussed that there are 4,149 families currently on the Voucher Program and that 100% of the 100 Family Unification vouchers are leased. He discussed the Section 8 Homeownership and Family Self-Sufficiency Programs as well. Under Public Housing, he discussed that with the support of a caring Board of Commissioners and funding of CFP funds, we have been able to make some major modernizations to both the exterior and interior of several of THA's communities including roofing, siding, painting, screen doors, air conditioning, etc. He then discussed security and the fact that we have gate guards at Apache Manor and Comanche Park, Facility Reporting Officers at the high-rises, one Drug Investigator for all THA properties and a 24-hour Drug Hotline (582-DRUG) for residents to utilize to report any crime on site. He then discussed the Community Resource Centers that provide self-sufficiency programs and services to the residents. Some of the programs offered include nutrition and health education, parenting classes, basic needs assistance, job support services, family counseling, resident leadership training, job training, life skills education and computer literacy. He then discussed the Job Support Programs provided at the Resource Centers with our AmeriCorps Employment

Specialists and our collaboration with TulsaWORKS. Our GED classes are partnered with Tulsa Public Schools. We have received a renewal grant that allows us to continue to have Elderly Service Coordinators in the Public Housing high-rises. He discussed our partnerships with various outside agencies including TulsaWORKS, the Tulsa City-County Library who provides the Bookmobile to all of our family sites, the Bank of Oklahoma (BOK) Scholarship program, Youth Councils including CHOICES, and the two Child Development Centers at Towne Square and Country Club Gardens. Kurt took this opportunity to invite the Presidents that were in attendance to the Open House at Towne Square and mentioned that it was DHS, NAEYC & 3-Start Certified and that they have available slots for all ages. He asked them to tell other residents and family members about the opening as well. He then discussed the Needs Assessments that are completed on every household living in THA properties to determine needs and programs necessary for residents to help them achieve self-sufficiency. There are probably only about 40 families or individuals not surveyed in all of the THA properties. He then gave an update on the HOPE VI redevelopment of Osage Hills.

Kim then discussed the Table of Contents and discussed the Statement of Housing Needs in Tulsa (information provided by the 1999 Census...all new statistics are scheduled to come out next year). She discussed THA's guidelines for the income groups (Extremely Low, Low, Moderate, Middle). She also discussed the Fair Market Rent rates throughout Tulsa outlined by HUD (\$309-Efficiency; \$372 for 1-Bedroom, \$482 for 2-Bedroom, \$676 for 3-Bedroom, \$796 for 4-Bedroom and \$915 for 5-Bedroom). One resident asked if all rent was based by utility usage. LaDeanna mentioned that HUD compiles the rates and THA must follow their guidelines. Kurt mentioned that THA has discussed putting in air conditioning in all units but the cost is just too high to be able to do that. Kim then discussed the Housing Needs on both the Public Housing and Section 8 Waiting Lists. As of 11/5/02, there were 890 families or individuals on the PH Waiting List. There aren't a lot of 0 & 1 Bedroom units available, which is why their number is so high. As of 11/7/02, there were 6,326 families or individuals on the Section 8 Waiting List. They are fully leased right now and the waiting period is not a 3-5 year waiting period. LaDeanna stated that there are no more units available to lease financially so no one else can go onto the Section 8 program at this time. They can still apply through the OHFA in OKC until more units become available or people drop off of the program. Kim then discussed the Strategy for Addressing Needs, which we are doing by keeping us fully leased, maintaining effective maintenance and management staff, and maintaining the waiting lists. If a resident has a preference, that can move them higher on the waiting list than those residents that don't have a preference. She discussed the Pet Policy and stated that the animal had to be less than 20 lb and a fish, bird, cat and dog were all acceptable animals. Resident must pay a \$100 Pet Deposit and a \$30 Pet Fee or the resident will be held liable for any damages made by their pet. She then discussed the Public Housing and Section 8 Civil Rights and Fair Housing Policies. Kurt concluded by answering questions by residents regarding the Annual Agency Plan.

Kurt then discussed the Current Events going on at THA. He discussed the progress of Country Club Gardens. The Community Center and mid-rises are scheduled to be completed by May and the duplexes to be completed by the end of 2003, early 2004.

He also discussed that the Towne Square Child Development Center is having an Open House this Friday, December 20th from 4:00-6:00 pm. They have 30 slots available and there is also 1 teacher to every 5-6 children so there is a lot of individual attention. They are DHS Certified and can receive deduction in pricing. They are both NAEYC and 3-Star Accredited and have been managed by Educators for the past 4 years.

Kim also mentioned that since there a lot of new officers on board, if there is some type of training that you would like offered at your community, to please let your Service Coordinator know. If they cannot facilitate the training themselves, they will call out an agency representative who can conduct the class. One resident asked if someone could hold CPR classes for both kids and adults. Troy stated to call the

Citizens CPR to set that up. Ms. Barnes also suggested calling Deborah Jones at American Red Cross for classes as well.

Kim also mentioned that we are in the process of conducting audits of each of the Resident Associations so if you hear from someone at THA wanting to do an audit, don't be alarmed. This is strictly routine.

Kurt then introduced Dan Cherry, Security Coordinator at THA to discuss security issues. Dan stated that his department consists of himself, 2 Security Investigators. One handles drug issues and the other fraud issues. He also has an Administrative Assistant who assists all of them. THA Facility Officers work at Pioneer, LaFortune and Hewgley. Since 1992, THA has been the recipient of the Public Housing Drug Elimination Grant, which paid for the security hours at the sites and also helped to fund the Resident Services Department. PHDEP is now gone but security will still be provided through October 2003. In the meantime, at each Resident Association meeting, you need to stress resident involvement and empower residents to do Alert Neighbor programs. The Block Captain at Mohawk had 32 residents, which was outstanding. Dan would be happy to come to each site and set up these Alert Neighbor programs. You need the eyes and ears of the residents to stop crime. THA is working on the lighting. A company is scheduled to go to 2 sites each week and check for any lights that are burnt out. If the lights don't get repaired, please let Dan know and at the same time, you can keep your porch lights on. Lights deter crime. Encourage your residents to inform the Tulsa Police Department first, and then call Security. That way, one of them will get there fast. Dan wanted to stress that he is here for you, no matter the hour, he will come to see you, if you need him. If you become part of the Alert Neighbors Program, signs will be posted in the community. If residents are scared to report crime because they think that they will get caught calling them in, simply state when you call 911 the problem and stated that you do not want a policeman in uniform at your door. If an arrest is made, they will probably then come look for you to serve as a witness, but the matter can still be handled delicately.

One resident asked since there are all new officers on board at their site, do they have to reelect officers in January when they just elected officers? Kim mentioned that they need to follow what their by-laws state or you can change the by-laws to reflect the date that you just held elections. Kim will review the by-laws but they must first be approved by THA. One resident stated that he'd heard that the Resident Association officers were being paid and wanted to know if this was true or not. Kurt stated that "Yes, it was just a rumor." Ms. Barnes also pitched in that she has been an officer for 12 years and has never received payment for being an officer. That same resident then asked if you could add to the by-laws about the officers being paid a stipend. Kurt stated that this was a topic that would require the Executive Director's approval. The intent of the Resident Associations is to get the residents in your community to make a difference. The officer positions are strictly voluntary. Commission checks are paid to the Resident Associations through the vending machines and phone machines on site. This money is to be used for resident activities. That same resident also wanted to know that during the time that their Resident Association was "inactive", will they get that money from the commission checks? Kurt stated that a Resident Association is only paid when they are "active"; therefore, that money went back into THA. Jackie fought to get 2 checks to you to use towards Thanksgiving. Resident asked if there was room for negotiation? Kurt stated that giving him those 2 checks for Thanksgiving was all the negotiating that would be done. No more negotiating. Another resident asked what to do if the vending checks arrive late. Kurt stated that Imperial Vending has been our most consistent vendor but we are continually working with the other vendors. You can call my Administrative Assistant, Denise Dombbski, if you are not receiving your checks.

Another resident asked about getting the new officer's names on the bank account. The only former officer is sick and can't get to the bank to change it over to the new officer and didn't know what to do to get it in her name. Kim stated that a lot of it depends on the bank that you are using. The simplest solution would be to get the outgoing officer to go to the bank with you. If she is unable to go to the bank

with you, you can get with your Service Coordinator and can see what else can be done. She will get with Lucy and discuss this in further detail.

That same resident asked if two people from the same household could serve as officers? Kim stated that unless it stated otherwise in the by-laws, there was nothing wrong with having two people from the same household as officers. Another resident asked about obtaining her Tax ID Number. Kim stated that you just need to apply for it. One of our Service Coordinators has just set one up for one of her Resident Associations and will get with her about correct procedure. Maybe we could set up a training for all of the Resident Associations. Kurt stated that we are in the process of setting up another training for all of the Resident Association officers in the next couple of months. Our Training Manager, Joe Flewellen, will also be doing a training for the officers as well. Another resident asked if the President meetings would be coming back. Kurt stated that he wasn't sure if the Resident Associations wanted them anymore but since there have been many changes in the Resident Associations, we were planning to bring them back. She mentioned that she felt they were very informative and she learned the most when she was a new officer because of these meetings. Kurt stated that we would start having them again either every other month or once per quarter.

Another resident wanted to know if her Property Manager was required to attend her site Resident Association meetings. Dwight stated that they are not required, but if they are requested to attend, then they can be there. Kurt felt it was a good idea to invite the Property Manager once in awhile to address issues, but that some residents feel more comfortable when the Property Manager isn't at the meeting. Ms. Barnes stated that if you have the Property Manager or any other guest speaker coming to your meetings, that you should be sure to put them on the agenda and place them at the beginning of the meeting so they can go home since they have been working all day.

Another resident at one of the high-rises asked about repairs to their pool table. Also asked if it would be possible to get additional machines out there. Kurt stated that he would need to look into it but since additional machines are not high on the priority list, he wasn't sure if they would be possible. He will look at having repairs done to the pool tables.

Kurt adjourned the meeting at 3:03 pm.

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

- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
- ☐ Other: (list below)

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

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **Tulsa, Oklahoma**

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

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

☐ Other: (list below)

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

D. Other Information Required by HUD

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

PHA Plan Table Library

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Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years			

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management						
Component Identification	Activity Description					
Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>

DECONCENTRATION POLICY

It is the policy of the Housing Authority of the City of Tulsa (THA) to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we may choose to implement any one or a combination of the following: 1) skip families on the waiting list to reach other families with a lower or higher income; 2) establish a preference for admission of working families in developments whose EIR is outside the range; 3) targeting investment and capital improvements toward developments with an average income below the EIR to encourage applicant families whose income is above the EIR to accept units in those developments; 4) other strategies as permitted by statute and THA's objectives. We will accomplish this in a uniform and non-discriminating manner.

THA will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

See attachments for recent analysis of jurisdiction.

Annual Statement / Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Tulsa Tulsa, Oklahoma	Grant Type & Number [X] Capital Fund Program, Grant No: OK56P07350103 [] Replacement Housing Factor Grant No: 	Federal FY of Grant: 2003
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☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Performance and Evaluation Report for Period Ending:	☐ Revised Annual Statement No. ____ ☐ Final Performance and Evaluation Report
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operating Expenses	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ 487,136.00			
4	1410 Administration	\$ 422,664.00		\$ -	\$ -
5	1411 Audit			\$ -	\$ -
6	1415 Liquidated Damages			\$ -	\$ -
7	1430 Fees and Costs	\$ 50,000.00		\$ -	\$ -
8	1440 Site Acquisition			\$ -	\$ -
9	1450 Site Improvement	\$ 307,400.00		\$ -	\$ -
10	1460 Dwelling Structures	\$ 2,110,300.00		\$ -	\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 427,000.00		\$ -	\$ -
12	1470 Nondwelling Structures	\$ 60,000.00		\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 282,200.00		\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities			\$ -	\$ -
19	1501 Collaaterization or Debt Service				
20	1502 Contingency	\$ 118,947.00		\$ -	\$ -
21	Amount of Annual Grant (Sum Of Lines 1-20)	\$ 4,265,647.00	\$ -	\$ -	\$ -
	Amount of line 20 related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance	25,000.00			
	Amount of line 20 related to Security - Soft Costs				
	Amount of line 20 related to Security - Hard Costs	165,000.00			
	Amount of line 20 related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Captial Fund Program Grant No: OK56P07350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
H/A WIDE ACTIVITIES	<u>OPERATING EXPENSES</u>		1406		\$ -	\$ -			
					\$ -	\$ -			
	<u>MANAGEMENT IMPROVEMENTS</u>		1408		\$ 487,136.00	\$ -			
	<u>MANAGEMENT IMPROV. SOFT COST</u>				\$ 487,136.00	\$ -	\$ -	\$ -	
	Security		140802		\$ 110,000.00				
	Salaries		140803		\$ 158,000.00				
	Staff Training		140805		\$ 25,136.00				
	Computer Software		140806		\$ 4,000.00				
	Facility Officers		140808	7	\$ 190,000.00				
	<u>ADMINISTRATION</u>		1410		\$ 422,664.00	\$ -		\$ -	
	Salaries - NonTechnical		141001	1	\$ 40,114.00				
	Salaries - Technical		141002	7	\$ 288,250.00				
	Benefits		141003	8	\$ 79,300.00				
	Sundry Admin Costs		141019		\$ 15,000.00				
					\$ -	\$ -			
	<u>FEES AND COSTS</u>		1430		\$ 50,000.00	\$ -	\$ -	\$ -	
A/E Fees		143001		\$ 25,000.00					
Consulting Fees		143002		\$ 25,000.00					
73-00	<u>CENTRAL OFFICE</u>				\$ 474,200.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 20,000.00	\$ -	\$ -	\$ -	
	Landscaping		145011		\$ 5,000.00	\$ -	\$ -	\$ -	
	Dumpster Enclosure		145008	1	\$ 10,000.00				
	Site Lighting		145014	2	\$ 5,000.00				
	<u>DWELLING EQUIPMENT</u>		1465		\$ 157,000.00	\$ -	\$ -	\$ -	
	Ranges & Refrigerators		146503	210	\$ 75,000.00				
	Replacement Window A/C Units		146504	234	\$ 82,000.00				
	<u>NON DWELLING STRUCTURES</u>		1470		\$ 60,000.00	\$ -	\$ -	\$ -	
	Central Maintenance Facility Renovation		147004		\$ 60,000.00				
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 237,200.00	\$ -	\$ -	\$ -	

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350103 Replacement Housing Factor Grant No:					Federal FY of Grant: 2003		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Computer Hardware		147501		\$ 37,100.00				
	Copiers		147502	5	\$ 12,500.00				
	Printers		147503	7	\$ 12,600.00				
	TV/VCR		14704	2	\$ 1,000.00				
	Office Furniture		147505	2 sets	\$ 4,000.00				
	Vehicle Replacement		147507	6	\$ 165,000.00				
	Security Equipment		147512	2 cameras	\$ 5,000.00				
73-01	<u>TOTAL SEMINOLE HILLS</u>				\$ 29,800.00	\$ -	\$ -	\$ -	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00				
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00				
	Sewerline Replacement		145005	250 ft. ²	\$ 25,000.00				
73-03	<u>TOTAL COMANCHE PARK</u>				\$ 230,300.00		\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 40,800.00	\$ -	\$ -	\$ -	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00				
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00				
	Sewer Line Replacement		145005	150'	\$ 14,000.00				
	Gas System Upgrade		145007	4 units	\$ 5,000.00				
	Dumpster Enclosures		145008						
	Playground Equipment		145009	3	\$ 17,000.00				
	Water Meter Can & Valve Replacement		145010						
	<u>DWELLING STRUCTURES</u>		1460		\$ 184,500.00	\$ -	\$ -	\$ -	
	Exterior Painting		146003						
	Termite Treatment		146007						
	Bathroom Renovations		146008	25	\$ 50,000.00				
	Heater Replacement		146010	12	\$ 50,000.00				
	Kitchen Renovations		146013	25	\$ 62,500.00				
	Gutter Installation		146013	10 bldg.	\$ 22,000.00				

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK56P07350103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Rooftop HVAC Upgrade		147510						
	Security Equipment		147511	2	\$ 5,000.00				
73-04	<u>TOTAL PIONEER PLAZA</u>				\$ 124,800.00		\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 19,800.00	\$ -	\$ -	\$ -	
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00				
	Dumpster Enclosure		145008	1	\$ 15,000.00				
	Landscaping		145011	1 bldg.	\$ 2,400.00				
	<u>DWELLING STRUCTURES</u>		1460		\$ 50,000.00	\$ -	\$ -	\$ -	
	Roof Replacement		146004						
	Elevator Lobby Floor Tile Replacement		146005						
	Replace Kitchen Cabinets		146013	15	\$ 50,000.00				
	<u>DWELLING EQUIPMENT</u>		1465		\$ 55,000.00	\$ -	\$ -	\$ -	
	Elevator Upgrade		146506	2	\$ 5,000.00				
	Lobby HVAC System		146508						
	Dryer Vent Upgrades		146509	1 bldg.	\$ 45,000.00				
	Roof Exhaust Vents		146510						
	Basement Elevator Upgrade		146511						
	Fire System Upgrade		14651200%	20%	\$ 5,000.00				
	<u>SITE IMPROVEMENTS</u>		1450		\$ 24,800.00	\$ -	\$ -	\$ -	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00				
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00				
	Gas System Upgrade		145007	4 units	\$ 5,000.00				
	Dumpster Enclosures		145008						
	Playground Equipment		145009	2	\$ 10,000.00				
	Water Meter Can & Valve Replacement		145010						

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK56P07350103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Landscaping		145011	2500 ft. ²	\$ 5,000.00				
	<u>DWELLING STRUCTURES</u>		1460		\$ 15,600.00	\$ -	\$ -	\$ -	
	Gutter Installation		146014	6 bldg.	\$ 15,600.00				
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Rooftop HVAC Upgrade		147510						
	Security Equipment		147511	2	\$ 5,000.00				
73-06	<u>TOTAL MOHAWK MANOR</u>				\$ 199,300.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 14,800.00	\$ -	\$ -	\$ -	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00				
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00				
	Wrought Iron & Chain Link Fencing		145004						
	Brick Replacement & Tuckpointing		145006						
	Dumpster Enclosures		145008						
	Playground Equipment		145009	2	\$ 10,000.00				
	Water Meter Can & Valve Replacement		145010						
	Site Lighting		145014						
	<u>DWELLING STRUCTURES</u>		1460		\$ 179,500.00	\$ -	\$ -	\$ -	
	Siding & Trim		146002						
	Painting		146003						
	Screen Doors		146006	15	\$ 3,000.00				
	Termite Treatment		146007						
	Bathroom Renovations		146008	25	\$ 50,000.00				
	Heater Replacement		146010	40	\$ 25,000.00				
	Hot Water Tank Replacement		146011	50	\$ 26,500.00				
	Kitchen Renovations		146013	25	\$ 62,500.00				
	Gutter Installation		146014	5 bldg.	\$ 12,500.00				
	Porch Lighting		146015						
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 5,000.00	\$ -	\$ -	\$ -	

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Captial Fund Program Grant No: OK56P07350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Rooftop HVAC Upgrade		147510	1	\$ 5,000.00				
	Security Equipment		147511						

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
73-07	<u>TOTAL HEWGLEY TERRACE</u>				\$ 79,800.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		<u>1450</u>		<u>\$ 4,800.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00				
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00				
	Signage		145015						
	<u>DWELLING STRUCTURES</u>		<u>1460</u>		<u>\$ 65,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
	Roof Replaement		146004						
	Shower Repair/Replacement		146011	20	\$ 15,000.00				
	Kitchen Renovations		146013	25	\$ 50,000.00				
	<u>DWELLING EQUIPMENT</u>		<u>1465</u>		<u>\$ 10,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
	Elevator Equipment		146506	2	\$ 5,000.00				
	Security & Fire Protection Equipment		147511	2	\$ 5,000.00				
	FireSystem Upgrade		146512						
73-08	<u>TOTAL RIVERVIEW PARK</u>				\$ 287,100.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		<u>1450</u>		<u>\$ 48,400.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
	Parking & Paving		145002	480 ft. ²	\$ 2,000.00				
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00				
	Sewerline Replacement		1445005	200'	\$ 20,000.00				
	Dumpster Enclosures		145008						
	Playground Equipment		145009	2	\$ 15,000.00				
	Water Meter Can & Valve Replacement		145010	19 bldg	\$ 9,000.00				
	Office landscaping		145011						
	<u>DWELLING STRUCTURES</u>		<u>1460</u>		<u>\$ 233,700.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
	Windows & Screens		146001						
	Siding & Trim		146002						

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: OK56P07350103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
—	Roof Replaement		146004						
	Entry Doors		146006						
	Termite Treatment		146007						
	Bathroom Renovations		146008	33	\$ 65,000.00				
	Heater Replacement		146010	48	\$ 25,000.00				
	Hot Water Tank Replacement		146011	38	\$ 19,000.00				
	Kitchen Renovations		146013	33	\$ 85,000.00				
	Gutter Installation		146014	13 bldg.	\$ 24,500.00				
	Porch Lighting		146015						
	Sillcocks		146016						
	Upgrade Main Building Electrical		146017	1 bldg.	\$ 15,200.00				
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Rooftop HVAC Upgrade		147510						
	Security Equipment		147511	2	\$ 5,000.00				
73-10	<u>TOTAL SANDY PARK</u>				\$ 287,100.00	\$ -	\$ -	\$ -	
—	<u>SITE IMPROVEMENTS</u>		1450		\$ 9,800.00	\$ -	\$ -	\$ -	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00				
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00				
	West Chain Link Fencing		145004						
	Gas Systems Upgrade		145007	4 units	\$ 5,000.00				
	Dumpster Enclosures		145008						
	Playground Equipment		145009						
	Water Meter Can & Valve Replacement		145010						
	Office & Entry Landscaping		145011						
	Signage		145015						
	<u>DWELLING STRUCTURES</u>		1460		\$ 272,300.00	\$ -	\$ -	\$ -	
	Windows & Screens		146001						
	Siding & Trim		146002						
	Roof Replaement		146004	22	\$ 46,000.00				
	Entry Doors		146006						

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350103 Replacement Housing Factor Grant No:					Federal FY of Grant: 2003		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
—	Termite Treatment		146007			—			
	Bathroom Renovations		146008	50 units	\$ 50,000.00				
	Heater Replacement		146010	55	\$ 77,000.00				
	Hot Water Tank Replacement		146011						
	Kitchen Renovations		146013	15	\$ 62,500.00				
	Gutter Installation		146014	15	\$ 31,200.00				
	Porch Lighting		146015						
	Sillcocks		146016	75	\$ 5,600.00				
	Upgrade Main Building Electrical		146017						
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Rooftop HVAC Upgrade		147510						
	Security Equipment		147511	1	\$ 5,000.00				
73-11	<u>TOTAL OSAGE HILLS</u>								
73-12	<u>TOTAL PARKVIEW TERRACE</u>				\$ 284,800.00	\$ -	\$ -	\$ -	
—	<u>SITE IMPROVEMENTS</u>		1450		\$ 19,800.00	\$ -	\$ -	\$ -	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00				
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00				
	Gas System Upgrade		145007	4 units	\$ 5,000.00				
	Dumpster Enclosures		145008						
	Playground Equipment		145009	2	\$ 10,000.00				
	Water Meter Can & Valve Replacement		145010						
	Office & Entry Landscaping		145011						
	<u>DWELLING STRUCTURES</u>		1460		\$ 265,000.00	\$ -	\$ -	\$ -	
	Roof Replacement		146004						
	Floor Tiles		146005	16 units	\$ 50,000.00				
	Entry Doors		146006	30	\$ 40,000.00				
	Termite Treatment		146007			—			
	Bathroom Renovations		146008	33	\$ 65,000.00				
	Air Conditioning		146010	4 units	\$ 25,000.00				

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: OK56P07350103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Heaters		146010						
	Hot Water Tank Replacement		146011						
	Kitchen Renovations		146013	33	\$ 85,000.00				
	Gutter Installation		146014						
	Porch Lighting		146015						
	Sillcocks		146016						
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ -	\$ -	\$ -	\$ -	
	Security Equipment		147511						
73-13	<u>TOTAL LAFORTUNE TOWER</u>				\$ 311,400.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 20,000.00	\$ -	\$ -	\$ -	
	Parking & Paving		145002						
	Drainage/Site Improvements		145003						
	Masonry Fence Repair/Replacement		145006						
	Gas System Upgrade		145007	12	\$ 5,000.00				
	Dumpster Enclosure		145008	1	\$ 15,000.00				
	Landscaping		145011						
	Irrigation System		145012						
	Signage		145015						
	<u>DWELLING STRUCTURES</u>		1460		\$ 76,400.00	\$ -	\$ -	\$ -	
	Corridor Floor Tiles		146005	30%	\$ 26,400.00				
	Brick/Tuckpointing		146006						
	Cottages Hot Water Tank Replacement		146011						
	Corridor/Laundry painting		146012						
	Stairwell painting		146012						
	Corridor Walls & Ceiling Upgrade		146012						
	Kitchen Renovations		146013	11	\$ 50,000.00				
	Replace Exit & Corridor Lighting		146015						
	1st Floor Window Glazing Replacement		146019						
	Basement Elevator		146020						
	<u>DWELLING EQUIPMENT</u>		1465		\$ 205,000.00	\$ -	\$ -	\$ -	
	Elevator Upgrade		146506	2	\$ 5,000.00				

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Domestic Water Piping		146511	15%	\$200,000.00				
	Fire System Upgrade		146512						
	<u>NON-DWELLING EQUIPMENT</u>		1475		\$10,000.00	\$ -	\$ -	\$ -	
	Security & Fire Protection Equipment		147511	1 bldg.	\$10,000.00				
73-17	<u>TOTAL SOUTH HAVEN MANOR</u>				\$ 313,800.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 24,800.00	\$ -	\$ -	\$ -	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00				
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00				
	Fencing - Creek & Playground		145004						
	Playground Equipment		145009	1	\$ 10,000.00				
	Water Meter Can & Valve Replacement		145010						
	Landscaping		145011	2500 ft. ²	\$ 10,000.00				
	Signage		145015						
	<u>DWELLING STRUCTURES</u>		1460		\$ 284,000.00	\$ -	\$ -	\$ -	
	Roofing		146004	20	\$ 40,000.00				
	Corridor Floor Tiles		146005						
	Termite Treatment		146007						
	Bathroom Renovations		146008	26	\$ 65,000.00				
	Heating		146010	24	\$ 44,000.00				
	Hot Water Tank Replacement		146011	40	\$ 20,000.00				
	Kitchen Renovations		146013	27	\$ 85,000.00				
	Gutter Installation		146014	16	\$ 30,000.00				
	Porch Lighting		146015						
	Sillcocks		146016						
	Upgrade Main Building electrical		146017						
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Rooftop HVAC Upgrade		147510						
	Security Equipment		147511	2	\$5,000.00				
73-18	<u>TOTAL EAST CENTRAL VILLAGE</u>				\$ 203,500.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 4,800.00	\$ -	\$ -	\$ -	

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00				
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00				
	Fencing		145004						
	Dumpster Enclosures		145008						
	Playground Equipment		145009						
	Water Meter Can & Valve Replacement		145010						
	Office Landscaping		145011						
	Signage		145015						
	<u>DWELLING STRUCTURES</u>		1460		\$ 193,700.00	\$ -	\$ -	\$ -	
	Windows & Screens		146001						
	Siding &Trim		146002						
	Floor Tiles		146005	17	\$ 50,000.00				
	Entry Doors		146006						
	Termite Treatment		146007						
	Bathroom Remodel		146008	20	\$ 50,000.00				
	Kitchen Renovations		146013	20	\$ 62,500.00				
	Gutter Installation		146014	17	\$ 31,200.00				
	Porch Lighting		146015						
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	HVAC Upgrade		147510						
	Security Equipment		147511	2 cameras	\$5,000.00				
73-19	<u>TOTAL SCATTERED SITES</u>				\$ 315,600.00	\$ -			
	<u>SITE IMPROVEMENTS</u>		1450		\$ 25,000.00	\$ -	\$ -	\$ -	
	Parking & Paving		145002	4 units	\$ 10,000.00				
	Drainage/Site Improvements		145003	5000 ft. ²	\$ 10,000.00				
	Fencing		145004	8 units	\$ 5,000.00				
	<u>DWELLING STRUCTURES</u>		1460		\$ 290,600.00	\$ -	\$ -	\$ -	
	Windows & Screens		146001	20	\$ 27,600.00				
	Siding &Trim		146002	20	\$ 65,000.00				
	Replace Roofing		146004	30	\$ 48,000.00				
	Entry Doors		146006	20	\$ 20,000.00				

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Captial Fund Program Grant No: OK56P07350103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
—	Termite Treatment		146007		\$ 10,000.00	—			
	HVAC Installation		146010	20	\$ 90,000.00				
	Electrical Upgrade		146017	20	\$ 30,000.00				
	CONTINGENCY				\$118,947.00				
	Work Items				<u>\$4,146,700.00</u>				
	TOTAL BUDGET				<u>\$4,265,647.00</u>				

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							2003 CFP
PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Captial Fund Program Grant No: OK56P07350103 Replacement Housing Factor Grant No:					2003
Development Number / Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
HA-Wide Activities	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-00	6/30/2005			6/30/2007			
73-01	6/30/2005			6/30/2007			
73-03	6/30/2005			6/30/2007			
73-04	6/30/2005			6/30/2007			
73-04	6/30/2005			6/30/2007			
73-05	6/30/2005			6/30/2007			
73-06	6/30/2005			6/30/2007			
73-07	6/30/2005			6/30/2007			
73-08	6/30/2005			6/30/2007			
73-10	6/30/2005			6/30/2007			
73-11	6/30/2005			6/30/2007			
73-12	6/30/2005			6/30/2007			
73-13	6/30/2005			6/30/2007			
73-17	6/30/2005			6/30/2007			
73-18	6/30/2005			6/30/2007			
73-19	6/30/2005			6/30/2007			

**Capital Fund Program Five-Year Action Plan
Summary**

Part I:

PHA Name: Tulsa Housing Authority				☒ Original 5-Year Plan ☐ Revision No:	
Development Number/Name/HA- Wide	Year 1 FFY 2003	Work Statement for Year 2 FFY: 2004	Work Statement for Year 3 FFY: 2005	Work Statement for Year 4 FFY: 2006	Work Statement for Year 5 FFY: 2007
Operating Expenses					\$96,565.65
Mgmt Improvements	See Annual Statement	\$481,900.00	\$492,200.00	\$500,910.00	\$538,255.50
Administration		\$476,563.00	\$480,345.00	\$503,112.00	\$535,737.15
Fees/Consultant		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
PHA Wide		\$95,500.00	\$125,500.00	\$125,500.00	\$125,500.00
73-00 Central		\$307,600.00	\$331,100.00	\$331,100.00	\$284,100.00
73-01 Seminole		\$4,800.00	\$29,800.00	\$22,300.00	\$26,800.00
73-02 Whitlow					\$4,900.00
73-04 Comanche		\$45,800.00	\$204,500.00	\$202,000.00	\$231,400.00
73-04 Pioneer		\$129,800.00	\$94,800.00	\$94,800.00	\$266,500.00
73-05 Apache		\$45,400.00	\$72,200.00	\$69,700.00	\$129,900.00
73-06 Mohawk		\$150,300.00	\$196,900.00	\$194,400.00	\$104,800.00
73-07 Hewgley		\$84,800.00	\$89,000.00	\$86,500.00	\$214,800.00
73-08 Riverview		\$219,100.00	\$110,600.00	\$108,100.00	\$124,600.00
73-10 Sandy Park		\$503,500.00	\$340,200.00	\$337,700.00	\$276,800.00
73-12 Parkview		\$553,800.00	\$403,350.00	\$400,850.00	\$234,800.00
73-13 Lafortune		\$220,000.00	\$264,000.00	\$269,000.00	\$239,300.00
73-17 South Haven		\$239,800.00	\$146,400.00	\$143,900.00	\$116,050.00
73-18 East Central		\$203,500.00	\$295,000.00	\$292,500.00	\$189,300.00
73-19 Scattered Sites		\$177,600.00	\$287,600.00	\$287,600.00	\$203,434.35
Contingency		\$99,124.00	\$75,392.00	\$68,915.00	\$95,344.35
CFP Funds Listed for 5 Year Planning		\$4,088,887.00	\$4,088,887.00	\$4,088,887.00	\$4,088,887.00
Replacement Housing Factor Funds					

Part II : Capital Fund Program (CFP)		U. S. Department of Housing and Urban Development Office of Public and Indian Housing						
YEAR 1	YEAR 2 FFY: 2004		YEAR 3 FFY: 2005		YEAR 4 FFY: 2006		YEAR 5 FFY: 2007	
FFY: 2003	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
SEE ANNUAL STATEMENT	OPERATING EXPENSES	0.00	OPERATING EXPENSES	0.00	OPERATING EXPENSES	0.00	OPERATING EXPENSES	0.00
		0.00		0.00		0.00		96,565.65
	MANAGEMENT IMPROVEMENTS	481,900.00	MANAGEMENT IMPROVEMENTS	492,200.00	MANAGEMENT IMPROVEMENTS	500,910.00	MANAGEMENT IMPROVEMENTS	538,255.50
	Salaries	165,900.00	Salaries	174,200.00	Salaries	182,910.00	Salaries	192,055.50
	Security	100,500.00	Security	90,500.00	Security	86,000.00	Security	100,500.00
	Staff Training	12,000.00	Staff Training	12,000.00	Staff Training	12,000.00	Staff Training	15,000.00
	Computer Software	4,000.00	Computer Software	6,000.00	Computer Software	6,000.00	Computer Software	6,000.00
	Facility Officers	199,500.00	Facility Officers	209,500.00	Facility Officers	214,000.00	Facility Officers	224,700.00
	Management Improvement Trainer	0.00	Management Improvement Trainer	0.00	Management Improvement Trainer	0.00	Management Improvement Trainer	
	ADMINISTRATION	476,563.00	ADMINISTRATION	480,345.00	ADMINISTRATION	503,112.00	ADMINISTRATION	535,737.15
	Non-Technical Salaries	58,100.00	Non-Technical Salaries	61,100.00	Non-Technical Salaries	64,155.00	Non-Technical Salaries	67,362.75
	Technical Salaries	320,163.00	Technical Salaries	316,780.00	Technical Salaries	332,119.00	Technical Salaries	348,724.50
	Benefits	83,300.00	Benefits	87,465.00	Benefits	91,838.00	Benefits	96,429.90
	Sundry Administration Costs	15,000.00	Sundry Administration Costs	15,000.00	Sundry Administration Costs	15,000.00	Sundry Administration Costs	23,220.00
	FEES AND COSTS	50,000.00	FEES AND COSTS	50,000.00	FEES AND COSTS	50,000.00	FEES AND COSTS	50,000.00
	A/E Fees	25,000.00	A/E Fees	25,000.00	A/E Fees	25,000.00	A/E Fees	25,000.00
	Consultant Fees	25,000.00	Consultant Fees	25,000.00	Consultant Fees	25,000.00	Consultant Fees	25,000.00
	73-0 CENTRAL OFFICE	403,100.00	73-0 CENTRAL OFFICE	456,600.00	73-0 CENTRAL OFFICE	456,600.00	73-0 CENTRAL OFFICE	409,600.00
SEE STATEMENT	SITE IMPROVEMENTS	20,000.00	SITE IMPROVEMENTS	20,000.00	SITE IMPROVEMENTS	20,000.00	SITE IMPROVEMENTS	16,500.00
	Dumpster Enclosure	10,000.00	Dumpster Enclosure	10,000.00	Dumpster Enclosure	10,000.00	Fire Suppression	15,000.00
	Landscaping	5,000.00	Landscaping	5,000.00	Landscaping	5,000.00		
	Site Lighting	5,000.00	Site Lighting	5,000.00	Site Lighting	5,000.00	Site Lighting	1,500.00
	DWELLING EQUIPMENT	95,500.00	DWELLING EQUIPMENT	125,500.00	DWELLING EQUIPMENT	125,500.00	DWELLING EQUIPMENT	125,500.00
	Ranges & Refrigerators	75,000.00	Ranges & Refrigerators	105,000.00	Ranges & Refrigerators	105,000.00	Ranges & Refrigerators	105,000.00
	Replacement Window A/C Units	20,500.00	Replacement Window A/C Units	20,500.00	Replacement Window A/C Units	20,500.00	Replacement Window A/C Units	20,500.00
	NON DWELLING STRUCTURES	60,000.00	NON DWELLING STRUCTURES	67,000.00	NON DWELLING STRUCTURES	67,000.00	NON DWELLING STRUCTURES	40,000.00
	Central Maintenance Facility Renovation	60,000.00	Central Maintenance Facility Renovation	60,000.00	Central Maintenance Facility Renovation	60,000.00	Carpet	15,000.00
			Security	7,000.00	Security	7,000.00	Windows	25,000.00
	NON DWELLING EQUIP.	227,600.00	NON DWELLING EQUIP.	244,100.00	NON DWELLING EQUIP.	244,100.00	NON DWELLING EQUIP.	227,600.00
	Computer Hardware	45,000.00	Computer Hardware	45,000.00	Computer Hardware	45,000.00	Computer Hardware	45,000.00
	Security Equipment	5,000.00	Security Equipment	5,000.00	Security Equipment	5,000.00	Security Equipment	5,000.00
	Vehicle Replacement	122,500.00	Vehicle Replacement	144,000.00	Vehicle Replacement	144,000.00	Vehicle Replacement	122,500.00
	Copiers	37,500.00	Copiers	32,500.00	Copiers	32,500.00	Copiers	37,500.00
	Printers	12,600.00	Printers	12,600.00	Printers	12,600.00	Printers	12,600.00
	TV/VCR	1,000.00	TV/VCR	1,000.00	TV/VCR	1,000.00	TV/VCR	1,000.00
	Office Furniture	4,000.00	Office Furniture	4,000.00	Office Furniture	4,000.00	Office Furniture	4,000.00
	73-01 SEMINOLE HILLS (TOTAL)	4,800.00	73-01 SEMINOLE HILLS (TOTAL)	29,800.00	73-01 SEMINOLE HILLS (TOTAL)	22,300.00	73-01 SEMINOLE HILLS (TOTAL)	26,800.00
SEE ANNUAL STATEMENT	SITE IMPROVEMENTS	4,800.00	SITE IMPROVEMENTS	29,800.00	SITE IMPROVEMENTS	22,300.00	SITE IMPROVEMENTS	19,800.00
	Parking & Paving	2,400.00	Parking & Paving	2,400.00	Parking & Paving	2,400.00	Parking & Paving/ 504	2,400.00
	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements/504	2,400.00
			Landscaping	10,000.00	Landscaping	2,500.00	Sewer Line Replacement	15,000.00
			Sewer Line Replacement	10,000.00	Sewer Line Replacement	10,000.00		
			Site Lighting	5,000.00	Site Lighting	5,000.00	DWELLING STRUCTURE	7,000.00
							HVAC	4,500.00
							Kitchen Reno/504	2,500.00

Part II : Capital Fund Program (CFP)		U. S. Department of Housing and Urban Development Office of Public and Indian Housing						
YEAR 1	YEAR 2 FFY: 2004		YEAR 3 FFY: 2005		YEAR 4 FFY: 2006		YEAR 5 FFY: 2007	
FFY: 2003	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
							73-02 WHITLOW TOWNHOMES (TOTAL)	4,900.00
							<u>SITE IMPROVEMENTS</u>	4,900.00
							Parking & Paving/504	1,200.00
							Drainage/Site Improvements/504	1,200.00
							Sewer Line Replacement	2,500.00
	73-03 COMANCHE PARK (TOTAL)	45,800.00	73-03 COMANCHE PARK (TOTAL)	204,500.00	73-03 COMANCHE PARK (TOTAL)	202,000.00	73-03 COMANCHE PARK (TOTAL)	231,400.00
SEE ANNUAL STATEMENT	<u>SITE IMPROVEMENTS</u>	23,800.00	<u>SITE IMPROVEMENTS</u>	51,200.00	<u>SITE IMPROVEMENTS</u>	48,700.00	<u>SITE IMPROVEMENTS</u>	36,400.00
	Parking & Paving	2,400.00	Parking & Paving	2,400.00	Parking & Paving	2,400.00	Parking & Paving/504	2,400.00
	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00	Sidewalks	2,000.00
	Sewer Line Replacement	14,000.00	Sewer Line Replacement	14,000.00	Sewer Line Replacement	14,000.00	Sewer Line Replacement	25,000.00
	Gas System Upgrade	5,000.00	Landscaping	5,000.00	Landscaping	2,500.00	Gas System Upgrade	7,000.00
			Site Lighting	5,000.00	Dumpster Enclosures	12,400.00		
			Dumpster Enclosures	12,400.00	Site Lighting	5,000.00		
			Playground Equipment	5,000.00	Playground Equipment	5,000.00		
			Gas System Upgrade	5,000.00	Gas System Upgrade	5,000.00		
	<u>DWELLING STRUCTURES</u>	22,000.00	<u>DWELLING STRUCTURES</u>	153,300.00	<u>DWELLING STRUCTURES</u>	153,300.00	<u>DWELLING STRUCTURES</u>	145,000.00
	Gutter Installation	22,000.00	Upgrade Main Building Electrical	8,300.00	Upgrade Main Building Electrical	8,300.00	Domestic Water Lines	10,000.00
			Plumbing Replacement	2,500.00	Plumbing Replacement	2,500.00	Electrical Upgrade	10,000.00
			Security Equipment	5,000.00	Security Equipment	5,000.00	Exterior Painting	50,000.00
			HVAC Installation	25,000.00	HVAC Installation	25,000.00	Bathroom Renovations/504	25,000.00
			Bathroom Renovations	50,000.00	Bathroom Renovations	50,000.00	HVAC	25,000.00
			Kitchen Renovations	62,500.00	Kitchen Renovations	62,500.00	Kitchen Renovation/504	25,000.00
							<u>NONDWELLING STRUCTURES</u>	50,000.00
							Security Equipment	5,000.00
							Office Roofing	35,000.00
							Office Reno	10,000.00
	73-04 PIONEER PLAZA (TOTAL)	129,800.00	73-04 PIONEER PLAZA (TOTAL)	94,800.00	73-04 PIONEER PLAZA (TOTAL)	94,800.00	73-04 PIONEER PLAZA (TOTAL)	266,500.00
	<u>SITE IMPROVEMENTS</u>	19,800.00	<u>SITE IMPROVEMENTS</u>	4,800.00	<u>SITE IMPROVEMENTS</u>	4,800.00	<u>SITE IMPROVEMENTS</u>	17,000.00
	Dumpster Enclosure	15,000.00	Landscaping	2,400.00			Park Benches	7,500.00
	Site Drainage	2,400.00	Site Drainage	2,400.00	Site Drainage	2,400.00	Site Drainage	4,500.00
	Landscaping	2,400.00			Landscaping	2,400.00	Landscaping & Fencing	5,000.00
	<u>DWELLING EQUIPMENT</u>	60,000.00	<u>DWELLING EQUIPMENT</u>	15,000.00	<u>DWELLING EQUIPMENT</u>	15,000.00	<u>DWELLING EQUIPMENT</u>	162,000.00
	Fire System Upgrade	5,000.00	Fire System Upgrade	5,000.00	Fire System Upgrade	5,000.00	Fire System Upgrade	1,000.00
	Lobby Aire Handler	45,000.00	Elevator Upgrade	5,000.00	Elevator Upgrade	5,000.00	Heat Pumps	15,000.00
	Elevator Upgrade	5,000.00	HVAC Replacement	5,000.00	HVAC Replacement	5,000.00	Sewer Lines	5,000.00
	HVAC Replacement	5,000.00					Elevator Upgrade	10,000.00
			<u>DWELLING STRUCTURES</u>	5,000.00	<u>DWELLING STRUCTURES</u>	70,000.00	Master Locks	7,500.00
			Security	5,000.00	Door Replacement	5,000.00	Loop Systems	95,000.00
					Window Replacement	5,000.00	Boiler	12,500.00
					Plumbing Replacement	5,000.00	Generator	1,500.00
					Floor Tile Replacement	5,000.00	Chiller	14,500.00
	<u>DWELLING STRUCTURES</u>	50,000.00	<u>DWELLING STRUCTURES</u>	70,000.00	<u>Kitchen Cabinets</u>	50,000.00	<u>DWELLING STRUCTURES</u>	75,000.00
	Replace Kitch Cabinets	50,000.00	Door Replacement	5,000.00			Entry Doors	15,000.00
			Window Replacement	5,000.00	<u>NON-DWELLING EQUIPMENT</u>	5,000.00	Kitchen Cabinets	25,000.00
			Plumbing Replacement	5,000.00	Security Equipment	5,000.00	Tub Surrounds	10,000.00
			Floor Tile Replacement	5,000.00			Security Cameras	25,000.00
			Replace Kitchen Cabinets	50,000.00			<u>NONDWELLING EQUIPMENT</u>	12,500.00
							Facility Equipment Inventory	12,500.00

Part II : Capital Fund Program (CFP)		U. S. Department of Housing and Urban Development Office of Public and Indian Housing						
YEAR 1	YEAR 2 FFY: 2004		YEAR 3 FFY: 2005		YEAR 4 FFY: 2006		YEAR 5 FFY: 2007	
FFY: 2003	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
SEE ANNUAL STATEMENT	73-05 APACHE MANOR (TOTAL)	45,400.00	73-05 APACHE MANOR (TOTAL)	72,200.00	73-05 APACHE MANOR (TOTAL)	69,700.00	73-05 APACHE MANOR (TOTAL)	129,900.00
	<u>SITE IMPROVEMENTS</u>	24,800.00	<u>SITE IMPROVEMENTS</u>	47,200.00	<u>SITE IMPROVEMENTS</u>	44,700.00	<u>SITE IMPROVEMENTS</u>	94,900.00
	Parking/Paving	2,400.00	Parking/Paving	2,400.00	Parking/Paving	2,400.00	Parking/Paving/504	2,400.00
	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	5,000.00
	Landscaping	5,000.00	Sewer Line Replacement	10,000.00	Sewer Line Replacement	10,000.00	Mailbox Enclosure	12,500.00
	Gas System Upgrade	5,000.00	Dumpster Enclosures	12,400.00	Dumpster Enclosures	12,400.00	Sidewalks	10,000.00
	Playground Equipment	10,000.00	Playground Equipment	5,000.00	Playground Equipment	5,000.00	Security Cameras	45,000.00
			Site Lighting	5,000.00	Site Lighting	5,000.00	Sewer Lines	15,000.00
			Gas System Upgrade	5,000.00	Gas System Upgrade	5,000.00	Gas System Upgrade	5,000.00
			Landscaping	5,000.00	Landscaping	2,500.00		
SEE ANNUAL STATEMENT	<u>DWELLING STRUCTURES</u>	20,600.00	<u>DWELLING STRUCTURES</u>	25,000.00	<u>DWELLING STRUCTURES</u>	25,000.00	<u>DWELLING STRUCTURES</u>	35,000.00
	Gutter Installatin	15,600.00	Siding & Trim	2,500.00	Siding & Trim	2,500.00	VCT	10,000.00
	Security Equipment	5,000.00	Roofing	2,500.00	Roofing	2,500.00	Siding	15,000.00
			Upgrade Main Building Electrical	5,000.00	Gutter Installation	7,500.00	Electric Upgrade	10,000.00
			Security Equipment	5,000.00	Upgrade Main Building Electrical	5,000.00		
			Gutter Installation	7,500.00	Security Equipment	5,000.00		
			Windows	2,500.00	Windows	2,500.00		
SEE ANNUAL STATEMENT	73-06 MOHAWK MANOR (TOTAL)	150,300.00	73-06 MOHAWK MANOR (TOTAL)	196,900.00	73-06 MOHAWK MANOR (TOTAL)	194,400.00	73-06 MOHAWK MANOR (TOTAL)	104,800.00
	<u>SITE IMPROVEMENTS</u>	29,800.00	<u>SITE IMPROVEMENTS</u>	47,200.00	<u>SITE IMPROVEMENTS</u>	44,700.00	<u>SITE IMPROVEMENTS</u>	4,800.00
	Parking/Paving	2,400.00	Paving/Parking	2,400.00	Paving/Parking	2,400.00	Parking/Paving/504	2,400.00
	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00
	Site Lighting	15,000.00	Landscaping	5,000.00	Landscaping	2,500.00		
	Playground Equipment	10,000.00	Dumpster Enclosures	12,400.00	Site Lighting	15,000.00		
			Site Lighting	15,000.00	Dumpster Enclosures	12,400.00		
			Fencing	5,000.00	Playground Equipment	5,000.00		
			Playground Equipment	5,000.00	Fencing	5,000.00		
SEE ANNUAL STATEMENT	<u>DWELLING STRUCTURES</u>	120,500.00	<u>DWELLING STRUCTURES</u>	144,700.00	<u>DWELLING STRUCTURES</u>	144,700.00	<u>DWELLING STRUCTURES</u>	75,000.00
	Bathroom Renovations	50,000.00	Siding & Trim	2,400.00	Siding & Trim	2,400.00	Heater replacement	50,000.00
	Brick Replacement & Tuck Pointing	3,000.00	Painting	2,400.00	Painting	2,400.00	Sewer Lines	15,000.00
	Kitchen Renovations	62,500.00	Screendoors	2,400.00	Screen Doors	2,400.00	Electric Upgrade	10,000.00
	Security Equipment	5,000.00	Kitchen Renovations	62,500.00	Kitchen Renovations	62,500.00		
			Bathroom Renovations	50,000.00	Bathroom Renovations	50,000.00		
			HVAC Installation	20,000.00	HVAC Installation	20,000.00		
			Upgrade Main Building Electrical	5,000.00	Upgrade Main Building Electrical	5,000.00		
			<u>NONDWELLING STRUCTURES</u>	5,000.00	<u>NONDWELLING STRUCTURES</u>	5,000.00	<u>NONDWELLING EQUIPMENT</u>	25,000.00
			Security Equipment	5,000.00	Security Equipment	5,000.00	Security Cameras	25,000.00
SEE ANNUAL STATEMENT	73-07 HEWGLEY TERRACE (TOTAL)	84,800.00	73-07 HEWGLEY TERRACE (TOTAL)	89,000.00	73-07 HEWGLEY TERRACE (TOTAL)	86,500.00	73-07 HEWGLEY TERRACE (TOTAL)	214,800.00
	<u>SITE IMPROVEMENTS</u>	4,800.00	<u>SITE IMPROVEMENTS</u>	24,000.00	<u>SITE IMPROVEMENTS</u>	21,500.00	<u>SITE IMPROVEMENTS</u>	22,800.00
	Parking/Paving	2,400.00	Drainage/Site Improvements	2,000.00	Drainage/Site Improvements	2,000.00	Parking/Paving	4,800.00
	Drainage/Site Improvements	2,400.00	Dumpster Enclosures	10,000.00	Dumpster Enclosures	10,000.00	Sidewalks w/ Handrails	18,000.00
			Parking & Paving	2,000.00	Landscaping	2,500.00		
			Landscaping	5,000.00	Parking & Paving	2,000.00		
			Site Lighting	5,000.00	Site Lighting	5,000.00		
	<u>DWELLING STRUCTURES</u>	65,000.00	<u>DWELLING STRUCTURES</u>	50,000.00	<u>DWELLING STRUCTURES</u>	50,000.00	<u>DWELLING STRUCTURES</u>	100,000.00
	Shower Repair/Replacement	15,000.00	Window Replacement	5,000.00	Window Replacement	5,000.00	Entry Doors	15,500.00
	Replace Kitchen Cabinets	50,000.00	Shower Repair/Replacement	15,000.00	Shower Repair/Replacement	15,000.00	Shower Repair/Replacement	12,000.00
SEE ANNUAL STATEMENT			Replace Kitchen Cabinets	25,000.00	Replace Kitchen Cabinets	25,000.00	Replace Kitchen Cabinets	25,000.00
			Door Replacement	5,000.00	Door Replacement	5,000.00	Sewer Line	2,500.00
	<u>NONDWELLING EQUIPMENT</u>	15,000.00	<u>NONDWELLING EQUIPMENT</u>	15,000.00	<u>NONDWELLING EQUIPMENT</u>	15,000.00	<u>NONDWELLING EQUIPMENT</u>	44,500.00
	Elevator Upgrade	5,000.00	Elevator Upgrade	5,000.00	Elevator Upgrade	5,000.00	Elevator Upgrade	5,000.00
	Fire System Upgrade	5,000.00	Fire System Upgrade	5,000.00	Fire System Upgrade	5,000.00	Boiler	18,000.00
	Security Equipment	5,000.00	Security Equipment	5,000.00	Security Equipment	5,000.00	Air Handlers	14,000.00
							Facility Equipment Inventory	7,500.00
							<u>NONDWELLING STRUCTURES</u>	47,500.00
							Security Cameras	2,500.00
							Lobby Renovation	45,000.00

Part II : Capital Fund Program (CFP)		U. S. Department of Housing and Urban Development Office of Public and Indian Housing						
YEAR 1	YEAR 2 FFY: 2004		YEAR 3 FFY: 2005		YEAR 4 FFY: 2006		YEAR 5 FFY: 2007	
FFY: 2003	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
SEE ANNUAL	73-08 RIVERVIEW PARK (TOTAL)	219,100.00	73-08 RIVERVIEW PARK (TOTAL)	110,600.00	73-08 RIVERVIEW PARK (TOTAL)	108,100.00	73-08 RIVERVIEW PARK (TOTAL)	124,600.00
	<u>SITE IMPROVEMENTS</u>	24,400.00	<u>SITE IMPROVEMENTS</u>	41,400.00	<u>SITE IMPROVEMENTS</u>	38,900.00	<u>SITE IMPROVEMENTS</u>	19,900.00
	Paving/Parking	2,000.00	Paving/Parking	2,000.00	Paving/Parking	2,000.00	Paving/Parking/504	2,400.00
	Sewer Line Replacement	20,000.00	Drainage/Site Improvements	2,000.00	Drainage/Site Improvements	2,000.00	Sewer Line Replacement	12,500.00
	Drainage/Site Improvements	2,400.00	Landscaping	5,000.00	Landscaping	2,500.00	Playground Equipment	5,000.00
			Dumpster Enclosures	12,400.00	Dumpster Enclosures	12,400.00		
			Site Lighting	5,000.00	Site Lighting	5,000.00		
			Sewer Line Replacement	10,000.00	Sewer Line Replacement	10,000.00		
			Playground Equipment	5,000.00	Playground Equipment	5,000.00		
	<u>DWELLING STRUCTURES</u>	189,700.00	<u>DWELLING STRUCTURES</u>	64,200.00	<u>DWELLING STRUCTURES</u>	64,200.00	<u>DWELLING STRUCTURES</u>	50,000.00
SEE ANNUAL STATEMENT	Gutter Installation	24,500.00	Plumbing Replacement	5,000.00	Hot Water Tank Replacement	19,000.00	Piers	5,000.00
	Upgrade Main Building Electrical	15,200.00	Upgrade Main Building Electrical	15,200.00	Upgrade Main Building Electrical	15,200.00	Upgrade Main Building Electrical	15,000.00
	Kitchen Renovations	85,000.00	HVAC Installation	25,000.00	HVAC Installation	25,000.00	Termite Treatment/Structural Repairs	10,000.00
	Bathroom Renovations	65,000.00	Hot Water Tank Replacement	19,000.00	Plumbing Replacement	5,000.00	Bathroom Renovations	10,000.00
							Kitchen Renovations	10,000.00
	<u>NONDWELLING STRUCTURES</u>	5,000.00	<u>NONDWELLING STRUCTURES</u>	5,000.00	<u>NONDWELLING STRUCTURES</u>	5,000.00	<u>NONDWELLING STRUCTURES</u>	54,700.00
	Security Equipment	5,000.00	Security Equipment	5,000.00	Security Equipment	5,000.00	Office & Community Center Reno	50,000.00
							HVAC Enclosures	2,500.00
							Entry Doors/504	2,200.00
SEE ANNUAL STATEMENT	73-10 SANDY PARK (TOTAL)	503,500.00	73-10 SANDY PARK (TOTAL)	340,200.00	73-10 SANDY PARK (TOTAL)	337,700.00	73-10 SANDY PARK (TOTAL)	276,800.00
	<u>SITE IMPROVEMENTS</u>	4,800.00	<u>SITE IMPROVEMENTS</u>	40,000.00	<u>SITE IMPROVEMENTS</u>	37,500.00	<u>SITE IMPROVEMENTS</u>	31,900.00
	Gas System Upgrade	5,000.00	<u>Chain Link Fencing</u>	10,000.00	Fencing	10,000.00	Gas System Upgrade	5,000.00
	Paving/Parking	2,400.00	<u>Site Lighting</u>	5,000.00	Site Lighting	5,000.00	Sewer Lines	10,000.00
	Drainage/Site Improvements	2,400.00	Paving/Parking	2,000.00	Paving/Parking	2,000.00	Paving/Parking/504	2,000.00
			Drainage/Site Improvements	2,000.00	Drainage/Site Improvements	2,000.00	Drainage/Site Improvements/504	2,400.00
			Landscaping	5,000.00	Landscaping	2,500.00	Fencing	12,500.00
			Sewer Line Replacement	10,000.00	Sewer Line Replacement	10,000.00		
			Signage	1,000.00	Signage	1,000.00		
			Gas System Upgrade	5,000.00	Gas System Upgrade	5,000.00		
SEE ANNUAL STATEMENT	<u>DWELLING STRUCTURES</u>	493,700.00	<u>DWELLING STRUCTURES</u>	295,200.00	<u>DWELLING STRUCTURES</u>	295,200.00	<u>DWELLING STRUCTURES</u>	237,400.00
	Siding & Trim	350,000.00	Plumbing Replacement	5,000.00	Plumbing Replacement	5,000.00	Termite Treatment/Structural Repairs	10,000.00
	Gutter Installation	31,200.00	HVAC Installation	25,000.00	HVAC Installation	25,000.00	Electrical Upgrade	25,000.00
	Bathroom Renovations	50,000.00	Upgrade Main Building Electrical	10,000.00	Main Building Electrical Upgrade	10,000.00	Water Heaters	2,400.00
	Kitchen Renovations	62,500.00	Bathroom Renovations	100,000.00	Bathroom Renovations	100,000.00	Siding	150,000.00
			Kitchen Renovations	124,000.00	Kitchen Renovations	124,000.00	Painting	50,000.00
			Gutter Installation	31,200.00	Gutter Installation	31,200.00		
	<u>NONDWELLING STRUCTURES</u>	5,000.00	<u>NONDWELLING STRUCTURES</u>	5,000.00	<u>NONDWELLING STRUCTURES</u>	5,000.00	<u>NONDWELLING STRUCTURES</u>	7,500.00
	Security Equipment	5,000.00	Security Equipment	5,000.00	Security Equipment	5,000.00	Storage Building	7,500.00

Part II : Capital Fund Program (CFP)		U. S. Department of Housing and Urban Development Office of Public and Indian Housing						
YEAR 1	YEAR 2 FFY: 2004		YEAR 3 FFY: 2005		YEAR 4 FFY: 2006		YEAR 5 FFY: 2007	
FFY: 2003	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
STATEMENT	73-12 PARKVIEW TERRACE (TOTAL)	553,800.00	73-12 PARKVIEW TERRACE (TOTAL)	403,350.00	73-12 PARKVIEW TERRACE (TOTAL)	400,850.00	73-12 PARKVIEW TERRACE (TOTAL)	234,800.00
	<u>SITE IMPROVEMENTS</u>	9,800.00	<u>SITE IMPROVEMENTS</u>	266,400.00	<u>SITE IMPROVEMENTS</u>	263,900.00	<u>SITE IMPROVEMENTS</u>	12,300.00
	Paving/Parking	2,400.00	Paving/Parking	2,000.00	Paving/Parking	2,000.00	Site Signage	4,800.00
	Gas System Upgrade	5,000.00	Gas System Upgrade	220,000.00	Gas System Upgrade	220,000.00	Gas System Upgrade	2,500.00
	Drainage/Site Improvements	2,400.00	Site Lighting	5,000.00	Site Lighting	5,000.00	Landscaping	5,000.00
			Sewer Line Replacement	10,000.00	Sewer Line Replacement	10,000.00		
			Landscaping	5,000.00	Landscaping	2,500.00		
			Drainage/Site Improvements	2,000.00	Drainage/Site Improvements	2,000.00		
			Dumpster Enclosures	12,400.00	Dumpster Enclosures	12,400.00		
			Playground Equipment	10,000.00	Playground Equipment	10,000.00		
	<u>DWELLING STRUCTURES</u>	544,000.00	<u>DWELLING STRUCTURES</u>	136,950.00	<u>DWELLING STRUCTURES</u>	136,950.00	<u>DWELLING STRUCTURES</u>	212,500.00
	Heaters	247,500.00	HVAC Installation	25,000.00	HVAC Installation	25,000.00	Tub Surrounds	15,000.00
	Floor Tiles	50,000.00	Floor Tiles	50,000.00	Floor Tiles	50,000.00	Flooring	25,000.00
	Entry Doors	40,000.00	Entry Doors	40,000.00	Entry Doors	40,000.00	Fascia & Soffit	50,000.00
	Hot Water Tanks	56,500.00	Plumbing Replacement	5,000.00	Plumbing Replacement	5,000.00	Electrical Upgrades	22,500.00
	Bathroom Renovations	65,000.00	Porch Lighting	16,950.00	Porch Lighting	16,950.00	Exterior Painting	100,000.00
	Kitchen Renovations	85,000.00					<u>NONDWELLING STRUCTURES</u>	10,000.00
							Security Cameras	10,000.00
	73-13 LAFORTUNE TOWER (TOTAL)	220,000.00	73-13 LAFORTUNE TOWER (TOTAL)	264,000.00	73-13 LAFORTUNE TOWER (TOTAL)	269,000.00	73-13 LAFORTUNE TOWER (TOTAL)	239,300.00
SEE	<u>SITE IMPROVEMENTS</u>	5,000.00	<u>SITE IMPROVEMENTS</u>	14,000.00	<u>SITE IMPROVEMENTS</u>	14,000.00	<u>SITE IMPROVEMENTS</u>	6,800.00
ANNUAL	Gas System Upgrade	5,000.00	Parking & Paving	2,000.00	Parking & Paving	2,000.00	Site Signage	4,800.00
			Gas System Upgrade	5,000.00	Gas System Upgrade	5,000.00	Gas System Upgrade	2,000.00
			Site Drainage	2,000.00	Site Drainage	2,000.00		
			Site Lighting	5,000.00	Site Lighting	5,000.00		
	<u>DWELLING STRUCTURES</u>	50,000.00	<u>DWELLING STRUCTURES</u>	70,000.00	<u>DWELLING STRUCTURES</u>	70,000.00	<u>DWELLING STRUCTURES</u>	45,000.00
	Kitchen Cabinets	50,000.00	Window Replacement	10,000.00	Window Replacement	10,000.00	Tub Surrounds	10,000.00
			Kitchen Cabinets	50,000.00	Kitchen Cabinets	50,000.00	VCT Flooring	10,000.00
			Door Replacement	10,000.00	Door Replacement	10,000.00	Kitchen Cabinets	25,000.00
	<u>DWELLING EQUIPMENT</u>	155,000.00	<u>DWELLING EQUIPMENT</u>	170,000.00	<u>DWELLING EQUIPMENT</u>	175,000.00	<u>DWELLING EQUIPMENT</u>	107,500.00
	Fire System Upgrade	5,000.00	Fire System Upgrade	5,000.00	Fire System Upgrade	5,000.00	Facility Equipment Inventory	7,500.00
	Domestic Water Piping	150,000.00	Domestic Water Piping	150,000.00	Domestic Water Piping	150,000.00	Air Handling Equipment	25,000.00
			HVAC Upgrade	20,000.00	HVAC Upgrade	20,000.00	Heat Pumps	25,000.00
							Loop System	50,000.00
	<u>NONDWELLING EQUIPMENT</u>	10,000.00	<u>NONDWELLING EQUIPMENT</u>	10,000.00	<u>NONDWELLING EQUIPMENT</u>	10,000.00	<u>NONDWELLING STRUCTURE</u>	75,000.00
	Security Equipment	5,000.00	Security Equipment	5,000.00	Security Equipment	5,000.00	Lobby & Community Center Reno	75,000.00
	Elevator Upgrade	5,000.00	Elevator Upgrade	5,000.00	Elevator Upgrade	5,000.00	<u>NONDWELLING EQUIPMENT</u>	5,000.00
							Elevator Upgrade	5,000.00

Part II : Capital Fund Program (CFP)		U. S. Department of Housing and Urban Development Office of Public and Indian Housing						
YEAR 1	YEAR 2 FFY: 2004		YEAR 3 FFY: 2005		YEAR 4 FFY: 2006		YEAR 5 FFY: 2007	
FFY: 2003	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
SEE ANNUAL STATEMENT	73-17 SOUTH HAVEN (TOTAL)	239,800.00	73-17 SOUTH HAVEN (TOTAL)	146,400.00	73-17 SOUTH HAVEN (TOTAL)	143,900.00	73-17 SOUTH HAVEN (TOTAL)	116,050.00
	SITE IMPROVEMENTS	14,800.00	SITE IMPROVEMENTS	41,400.00	SITE IMPROVEMENTS	38,900.00	SITE IMPROVEMENTS	26,050.00
	Paving/Parking	2,400.00	Paving/Parking	2,000.00	Paving/Parking	2,000.00	Paving/Parking/504	2,000.00
	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,000.00	Drainage/Site Improvements	2,000.00	Drainage/Site Improvements/504	5,000.00
	Landscaping	10,000.00	Landscaping	5,000.00	Landscaping	2,500.00	Basketball Court	4,800.00
			Site Lighting	5,000.00	Site Lighting	5,000.00	Fencing	14,250.00
			Playground Equipment	10,000.00	Playground Equipment	10,000.00		
			Dumpster Enclosures	12,400.00	Dumpster Enclosures	12,400.00		
	DWELLING STRUCTURES	220,000.00	DWELLING STRUCTURES	100,000.00	DWELLING STRUCTURES	100,000.00	DWELLING STRUCTURES	75,000.00
	Roofing	40,000.00	Roofing	40,000.00	Roofing	40,000.00	Roofing	10,000.00
	Gutter Installation	30,000.00	Gutter Installation	30,000.00	Gutter Installation	30,000.00	Heating	10,000.00
	Kitchen Renovations	85,000.00	Upgrade Main Building Electrical	5,000.00	Upgrade Main Building Electrical	5,000.00	Termite Treatment	10,000.00
	Bathroom Renovations	65,000.00	HVAC Installation	20,000.00	HVAC Installation	20,000.00	Bathroom Renovations/504	10,000.00
			Plumbing Replacement	5,000.00	Plumbing Replacement	5,000.00	Kitchen Renovations/504	25,000.00
	NONDWELLING EQUIPMENT	5,000.00	NONDWELLING EQUIPMENT	5,000.00	NONDWELLING EQUIPMENT	5,000.00	NONDWELLING EQUIPMENT	15,000.00
	Security Equipment	5,000.00	Security Equipment	5,000.00	Security Equipment	5,000.00	Storage Building	10,000.00
							Security Equipment	5,000.00
SEE ANNUAL STATEMENT	73-18 EAST CENTRAL (TOTAL)	203,500.00	73-18 EAST CENTRAL (TOTAL)	295,000.00	73-18 EAST CENTRAL (TOTAL)	292,500.00	73-18 EAST CENTRAL (TOTAL)	189,300.00
	SITE IMPROVEMENTS	4,800.00	SITE IMPROVEMENTS	30,800.00	SITE IMPROVEMENTS	28,300.00	SITE IMPROVEMENTS	32,000.00
	Parking/Paving	2,400.00	Parking/Paving	2,400.00	Parking/Paving	2,400.00	Parking/Paving/504	17,500.00
	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	6,000.00	Drainage/Site Improvements	6,000.00	Drainage/Site Improvements	1,250.00
			Site Lighting	5,000.00	Site Lighting	5,000.00	Site Signage	4,800.00
			Landscaping	5,000.00	Landscaping	2,500.00	Fencing	8,450.00
			Dumpster Enclosures	12,400.00	Dumpster Enclosures	12,400.00		
	DWELLING STRUCTURES	193,700.00	DWELLING STRUCTURES	259,200.00	DWELLING STRUCTURES	259,200.00	DWELLING STRUCTURES	135,000.00
	Kitchen Renovations	62,500.00	Termite Treatment	10,000.00	Termite Treatment	10,000.00	Fascia & Soffit	50,000.00
	Bathroom Remodel	50,000.00	Kitchen Renovations	93,000.00	Kitchen Renovations	93,000.00	Bathroom Remodel	50,000.00
	Gutter Installation	31,200.00	Gutter Installation	31,200.00	Gutter Installation	31,200.00	Gutter Installation	10,000.00
	Floor Tiles	50,000.00	Floor Tiles	50,000.00	Floor Tiles	50,000.00	Floor Tiles	25,000.00
	NONDWELLING EQUIPMENT	5,000.00	NONDWELLING EQUIPMENT	5,000.00	NONDWELLING EQUIPMENT	5,000.00	NONDWELLING EQUIPMENT	5,000.00
	Security Equipment	5,000.00	Security Equipment	5,000.00	Security Equipment	5,000.00	Security Cameras	5,000.00
							NONDWELLING STRUCTURE	17,300.00
							UFAS/504	4,800.00
							Recreation Center Flooring	12,500.00
SEE STATEMENT	73-19 SCATTERED SITE (TOTAL)	177,600.00	73-19 SCATTERED SITE (TOTAL)	287,600.00	73-19 SCATTERED SITE (TOTAL)	287,600.00	73-19 SCATTERED SITE (TOTAL)	203,434.35
	SITE IMPROVEMENTS	25,000.00	SITE IMPROVEMENTS	25,000.00	SITE IMPROVEMENTS	25,000.00	SITE IMPROVEMENTS	27,434.35
	Drainage/Site Improvements	10,000.00	Drainage/Site Improvements	10,000.00	Drainage/Site Improvements	10,000.00	Drainage/Site Improvements	4,934.35
	Parking/Paving	10,000.00	Parking/Paving	10,000.00	Parking/Paving	10,000.00	Piers	22,500.00
	Fencing	5,000.00	Fencing	5,000.00	Fencing	5,000.00		
	DWELLING STRUCTURES	152,600.00	DWELLING STRUCTURES	262,600.00	DWELLING STRUCTURES	262,600.00	DWELLING STRUCTURES	118,000.00
	Windows/Screens	27,600.00	Windows/Screens	27,600.00	Windows/Screens	27,600.00	Windows/Screens	10,000.00
	Siding & Trim	65,000.00	Siding & Trim	65,000.00	Siding & Trim	65,000.00	Siding & Trim	15,000.00
	Termite Treatment	10,000.00	Roofing	20,000.00	Roofing	20,000.00	Roofing	15,000.00
	Entry Doors	20,000.00	Entry Doors	20,000.00	Entry Doors	20,000.00	Entry Doors	10,000.00
	HVAC Installation	20,000.00	HVAC Installation	90,000.00	HVAC Installation	90,000.00	HVAC Installation	10,000.00
	Electrical Upgrade	10,000.00	Termite Treatment	10,000.00	Termite Treatment	10,000.00	Painting	18,000.00
			Electrical Upgrade	30,000.00	Electrical Upgrade	30,000.00	Sewer Lines	15,000.00
							Electrical Upgrade	15,000.00
							Termite Treatment	10,000.00
							NONDWELLING STRUCTURE	58,000.00
							Maintenance Building	58,000.00
	CONTINGENCY	99,124.00	CONTINGENCY	75,392.00	CONTINGENCY	68,915.00	CONTINGENCY	191,910.00
	Work Items	3,989,763.00	Work Items	4,013,495.00	Work Items	4,019,972.00	Work Items	3,896,977.00
	TOTAL BUDGET	4,088,887.00	TOTAL BUDGET	4,088,887.00	TOTAL BUDGET	4,088,887.00	TOTAL BUDGET	4,088,887.00

Annual Statement /
Performance and Evaluation Report

Part I: Summary
Comprehensive Grant Program (CGP)

U. S. Department of Housing
and Urban Development

Office of Public and Indian Housing

OMB Approval NO. 2577-0157 (Exp. 7/31/95)

HA Name	Comprehensive Grant Number	FFY of Grant Approval
The Housing Authority of the City of Tulsa	OK56P07370999	1999

___ Original Annual Statement ___ Reserve for Disasters/Emergencies _ Revised Annual Statement/Revision Number _ **X** Performance and Evaluation Report for Year Ending **12/31/02**

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$ -	\$ -	\$ -	\$ -
2	1408 Management Improvements	\$ -	\$ -	\$ -	\$ -
2a	1406 Operating Expenses	\$ -	\$ -	\$ -	\$ -
3	1410 Administration	\$ -	\$ -	\$ -	\$ -
4	1411 Audit	\$ -	\$ -	\$ -	\$ -
5	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
6	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
7	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
8	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
9	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
10	1465.1 Dwelling Equipment-Nonexpendable	\$ -	\$ -	\$ -	\$ -
11	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
12	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
13	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
14	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
15	1499 Development Activities	\$ 27,133.00	\$ 27,133.00	\$ 27,133.00	\$ 27,133.00
15	1502 Contingency (may not exceed 8% of line 16)	\$ -	\$ -	\$ -	\$ -
16	Amount of Annual Grant (Sum Of Lines 2-15)	\$ 27,133.00	\$ 27,133.00	\$ 27,133.00	\$ 27,133.00
17	Amount of line 16 related to LBP Activities	\$ -	\$ -	\$ -	\$ -
18	Amount of line 16 Related to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -
19	Amount of line 16 related to Security	\$ -	\$ -	\$ -	
20	Amount of line 16 related to Energy Conservation Measures	\$ -	\$ -	\$ -	

(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.

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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Performance and Evaluation Report**Part III: Implementation Schedule**
Comprehensive Grant Program (CGP)U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

99CGP - 12.31.01

OMB Approval NO. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-19 Scattered Sites	12/1/2001		9/30/2002	12/1/2002		9/30/2002	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement.²To be completed for the Performance and Evaluation Report.**form HUD-52837 (10/96)**

ref handbook 7485.3

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

PHA Name: Housing Authority of the City of Tulsa Tulsa, Oklahoma	Grant Type & Number [X] Capital Fund Program, Grant No: OK56P07350100 [] Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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[] Original Annual Statement [] Reserve for Disasters/Emergencies
[**X**] Performance and Evaluation Report for Period Ending: **12/31/02** [] Revised Annual Statement No. ____
[] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operating Expenses	\$ 377,273.00	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ 536,000.00	\$ 550,757.94	\$ 550,757.94	\$ 550,757.94
4	1410 Administration	\$ 358,500.00	\$ 339,231.28	\$ 339,231.28	\$ 339,231.28
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 55,000.00	\$ 46,397.00	\$ 46,397.00	\$ 38,877.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 221,161.52	\$ 287,002.36	\$ 287,002.36	\$ 218,047.39
10	1460 Dwelling Structures	\$ 1,833,544.00	\$ 2,812,490.62	\$ 2,812,490.62	\$ 2,439,512.30
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 55,000.00	\$ 131,070.95	\$ 131,070.95	\$ 131,070.95
12	1470 Nondwelling Structures		\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
13	1475 Nondwelling Equipment	\$ 40,000.00	\$ 252,217.85	\$ 252,217.85	\$ 252,217.85
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	\$ 296,256.48			
21	Amount of Annual Grant (Sum Of Lines 1-20)	\$ 3,772,735.00	\$ 4,619,168.00	\$ 4,619,168.00	\$ 4,169,714.71
	Amount of line 20 related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 related to Security	739,144.00	656,231.88		
	Amount of line 20 related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY			Grant Type and Number Captial Fund Program Grant No: OK56P07350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
H/A WIDE ACTIVITIES	<u>OPERATING EXPENSES</u>		1406		\$ 377,273.00	\$ -			
					\$ 377,273.00	\$ -			
	<u>MANAGEMENT IMPROVEMENTS</u>		1408		\$ 536,000.00	\$ 550,757.94	\$ 550,757.94	\$ 550,757.94	
	<u>MANAGEMENT IMPROV. SOFT COST</u>				\$ 536,000.00	\$ 550,757.94	\$ 550,757.94	\$ 550,757.94	
	Security		140802		\$ 254,500.00	\$ 162,000.00	162,000.00	162,000.00	
	Salaries		140803		\$ 180,000.00	\$ 106,021.06	106,021.06	106,021.06	
	Staff Training		140805		\$ 10,000.00	\$ 9,120.00	9,120.00	9,120.00	
	Computer Software		140806		\$ 6,000.00	\$ 69,192.55	69,192.55	69,192.55	
	Vehicle Replacement		140807		\$ 40,000.00	\$ 37,629.00	37,629.00	37,629.00	
	Facility Officers		140808	7	\$ 45,500.00	\$ 166,795.33	166,795.33	166,795.33	
	<u>ADMINISTRATION</u>		1410		\$ 358,500.00	\$ 339,231.28	\$ 339,231.28	\$ 339,231.28	
	Salaries - NonTechnical		141001	1	\$ 53,000.00	\$ 28,847.17	\$ 28,847.17	\$ 28,847.17	
	Salaries - Technical		141002	7	\$ 210,000.00	\$ 237,262.81	\$ 237,262.81	\$ 237,262.81	
	Benefits		141003	8	\$ 86,500.00	\$ 56,267.52	\$ 56,267.52	\$ 56,267.52	
	Sundry Admin Costs		141019		\$ 9,000.00	\$ 16,853.78	\$ 16,853.78	\$ 16,853.78	
	<u>FEES AND COSTS</u>		1430		\$ 55,000.00	\$ 46,397.00	\$ 46,397.00	\$ 38,877.00	
	A/E Fees		143001		\$ 30,000.00	\$ 29,386.75	29,386.75	29,386.75	
	Consulting Fees		143002		\$ 25,000.00	\$ 17,010.25	17,010.25	9,490.25	
73-00	<u>CENTRAL OFFICE</u>				\$ 60,000.00	\$ 239,817.85	\$ 239,817.85	\$ 239,817.85	
	<u>DWELLING EQUIPMENT</u>		1465		\$ 20,000.00	\$ 31,389.00	\$ 31,389.00	\$ 31,389.00	
	Replacement Window A/C Units		146504	75	\$ 20,000.00	\$ 31,389.00	31,389.00	31,389.00	
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 40,000.00	\$ 208,428.85	\$ 208,428.85	\$ 208,428.85	
	Computer Hardware		147501		\$ 40,000.00	\$ 9,095.64	9,095.64	9,095.64	
	Copiers		147505			\$ 28,525.47	28,525.47	28,525.47	
	Central Office		147511			\$ 98,756.41	98,756.41	98,756.41	
	Cabinet Shop		147513			\$ 72,051.33	72,051.33	72,051.33	
73-01	<u>TOTAL SEMINOLE HILLS</u>				\$ -	\$ 76,050.00	\$ 76,050.00	\$ 76,050.00	

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY			Grant Type and Number Captial Fund Program Grant No: OK56P07350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	<u>DWELLING STRUCTURES</u>		1460		\$ -	\$ 76,050.00	\$ 76,050.00	\$ 76,050.00	
	Exterior Painting		146003			\$ 76,050.00	\$ 76,050.00	\$ 76,050.00	
73-03	<u>TOTAL COMANCHE PARK</u>				\$ 129,900.00	\$ 117,401.28	\$ 117,401.28	\$ 110,488.48	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 7,400.00	\$ 33,322.28	\$ 33,322.28	\$ 26,409.48	
	Parking & Paving		145002		\$ 2,400.00				
	Gas System Upgrade		145007	2	\$ 5,000.00	\$ 2,797.48	2,797.48	2,797.48	
	Water Meter Can & Valve Replacement		145010	30		\$ 30,524.80	30,524.80	23,612.00	
	<u>DWELLING STRUCTURES</u>		1460		\$ 122,500.00	\$ 40,290.00	\$ 40,290.00	\$ 40,290.00	
	Exterior Painting		146003	8 bldg.		\$ 40,290.00	\$ 40,290.00	\$ 40,290.00	
	Termite Treatment		146007		\$ 10,000.00				
	Kitchen Renovations		146013		\$ 112,500.00				
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ -	\$ 43,789.00	\$ 43,789.00	\$ 43,789.00	
	Security Equipment		147503			\$ 43,789.00	\$ 43,789.00	\$ 43,789.00	
73-04	<u>TOTAL PIONEER PLAZA</u>				\$ 88,000.00	\$ 139,101.50	\$ 139,101.50	\$ 131,901.50	
	<u>DWELLING STRUCTURES</u>		1460		\$ 88,000.00	\$ 109,707.00	\$ 109,707.00	\$ 102,507.00	
	Roof Replacement		146004	1		\$ 79,264.00	\$ 79,264.00	\$ 72,064.00	
	Replace AHU's for Corridors		146010	1	\$ 38,000.00	\$ 16,025.00	\$ 16,025.00	\$ 16,025.00	
	Replace Kitchen Cabinets		146013		\$ 50,000.00				
	Elevator Upgrade		146071	1		\$ 14,418.00	\$ 14,418.00	\$ 14,418.00	
	<u>DWELLING EQUIPMENT</u>		1465		\$ -	\$ 29,394.50	\$ 29,394.50	\$ 29,394.50	
	Emergency Generator Upgrade		146507	2		\$ 28,657.50	28,657.50	28,657.50	
	Dryer Vent Upgrades		146510			\$ 737.00	737.00	737.00	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 92,761.52	\$ 18,919.99	\$ 18,919.99	\$ 18,309.60	
	Parking & Paving		145002		\$ 2,400.00				
	Drainage/Site Improvements		145003		\$ 85,361.52	\$ 7,893.00	7,893.00	7,893.00	

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY			Grant Type and Number Captial Fund Program Grant No: OK56P07350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Sewerline Replacement		145005						
	Gas System Upgrade		145007	2	\$ 5,000.00	\$ 2,471.42	2,471.42	2,471.42	
	Water Meter Can & Valve Replacement		145010	9		\$ 8,555.57	8,555.57	7,945.18	
	<u>DWELLING STRUCTURES</u>		1460		\$ 220,600.00	\$ 533,475.44	\$ 533,475.44	\$ 513,836.11	
	Siding & Trim		146002	22	\$ 79,350.00				
	Roof Replacement		146004	22	\$ 28,750.00				
	Bathroom Renovations		146008	1		\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	
	Heater Replaement		146010	96		\$ 288,922.20	\$ 288,922.20	\$ 288,922.20	
	Replace Hot Water Tanks		146011						
	Kitchen Renovations		146013	22	\$ 112,500.00	\$ 243,253.24	\$ 243,253.24	\$ 223,613.91	
73-06	<u>TOTAL MOHAWK MANOR</u>				\$ 181,960.00	\$ 37,348.37	\$ 37,348.37	\$ 35,279.74	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 74,800.00	\$ 13,398.65	\$ 13,398.65	\$ 11,617.42	
	Parking & Paving		145002		\$ 2,400.00				
	Drainage/Site Improvements		145003		\$ 2,400.00				
	Wrought Iron & Chain Link Fencing		145004		\$ 70,000.00				
	Water Meter Can & Valve Replacement		145010			\$ 13,398.65	13,398.65	11,617.42	
	<u>DWELLING STRUCTURES</u>		1460		\$ 107,160.00	\$ 23,949.72	\$ 23,949.72	\$ 23,662.32	
	Siding & Trim		146002		\$ 44,000.00				
	Painting		146003		\$ 25,000.00				
	Entry Doors		146006	22	\$ 28,160.00				
	Termite Treatment		146007		\$ 10,000.00				
	Interior Renovations		146012			\$ 23,949.72	\$ 23,949.72	\$ 23,662.32	
73-07	<u>TOTAL HEWGLEY TERRACE</u>				\$ 85,000.00	\$ 173,249.77	\$ 173,249.77	\$ 168,449.77	
	<u>DWELLING STRUCTURES</u>		1460		\$ 50,000.00	\$ 127,134.27	\$ 127,134.27	\$ 122,334.27	
	<u>Replacement Windows</u>		146001	31		\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	
	Roof Replaement		146004	1		\$ 55,424.00	\$ 55,424.00	\$ 50,624.00	
	Shower Replacement		146011	25		\$ 16,558.25	\$ 16,558.25	\$ 16,558.25	

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY			Grant Type and Number Captial Fund Program Grant No: OK56P07350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Kitchen Renovations		146013	30	\$ 50,000.00				
	Elevator Upgrades		146071	2 units		\$ 37,652.02	\$ 37,652.02	\$ 37,652.02	
	<u>DWELLING EQUIPMENT</u>		1465		\$ 35,000.00	\$ 46,115.50	\$ 46,115.50	\$ 46,115.50	
	Boiler Upgrade		146502			\$ 11,942.00	\$ 11,942.00	\$ 11,942.00	
	Emergency Generator		146507	1	\$ 35,000.00	\$ 33,657.50	\$ 33,657.50	\$ 33,657.50	
	Dryer Vent Upgrade		146510			\$ 516.00	\$ 516.00	\$ 516.00	
73-08	<u>TOTAL RIVERVIEW PARK</u>				\$ 274,544.00	\$ 885,262.35	\$ 882,262.35	\$ 877,774.18	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 4,800.00	\$ 21,963.66	\$ 21,963.66	\$ 20,813.66	
	Parking & Paving		145002		\$ 2,400.00				
	Drainage/Site Improvements		145003		\$ 2,400.00	\$ 475.00	475.00	475.00	
	Water Meter Can & Valve Replacement		145010	20		\$ 21,488.66	21,488.66	20,338.66	
	<u>DWELLING STRUCTURES</u>		1460		\$ 269,744.00	\$ 863,298.69	\$ 860,298.69	\$ 856,960.52	
	Windows & Screens		146001	30	\$ 41,860.00	\$ 34,713.45	\$ 34,713.45	\$ 34,713.45	
	Siding & Trim		146002	30	\$ 38,500.00	\$ 29,691.00	\$ 26,691.00	\$ 29,691.00	
	Painting		146003	30	\$ 34,500.00	\$ 20,462.00	\$ 20,462.00	\$ 20,462.00	
	Entry Doors		146006	30	\$ 32,384.00	\$ 42,664.45	\$ 42,664.45	\$ 42,664.45	
	Termite Treatment		146007		\$ 10,000.00				
	Heater Replacement		146010	100		\$ 492,592.95	\$ 492,592.95	\$ 492,592.95	
	Kitchen Renovations		146013	30	\$ 112,500.00	\$ 243,174.84	\$ 243,174.84	\$ 236,836.67	
73-10	<u>TOTAL SANDY PARK</u>				\$ 235,236.00	\$ 167,312.57	\$ 167,312.57	\$ 30,083.28	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 9,800.00	\$ 16,902.15	\$ 16,902.15	\$ 16,251.15	
	Replace Sidewalks/Parking		145002		\$ 2,400.00				
	Drainage/Site Improvements		145003		\$ 2,400.00	\$ 485.00	485.00	485.00	
	Gas System Upgrade		145007		\$ 5,000.00				
	Dumpster Enclosures		145008	1		\$ 2,721.42	2,721.42	2,721.42	
	Water Meter Can & Valve Replacement		145010	14		\$ 13,695.73	13,695.73	13,044.73	
	<u>DWELLING STRUCTURES</u>		1460		\$ 225,436.00	\$ 150,410.42	\$ 150,410.42	\$ 13,832.13	
	Windows & Screens		146001	24	\$ 40,040.00	\$ 146,067.92	\$ 146,067.92	\$ 9,489.63	
	Siding & Trim		146002	24	\$ 42,500.00	\$ (165.00)	\$ (165.00)	\$ (165.00)	
	Paint		146003	24	\$ 56,500.00	\$ 1,502.50	\$ 1,502.50	\$ 1,502.50	
	Roof Replaement		146004	24	\$ 46,000.00	\$ 1,502.50	\$ 1,502.50	\$ 1,502.50	

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY			Grant Type and Number Captial Fund Program Grant No: OK56P07350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Entry Doors		146006	24	\$ 30,396.00	\$ 1,502.50	\$ 1,502.50	\$ 1,502.50	
	Termite Treatment		146007		\$ 10,000.00	—			
73-11	<u>TOTAL OSAGE HILLS</u>								
73-12	<u>TOTAL PARKVIEW TERRACE</u>				\$ 246,050.00	\$ 482,087.91	\$ 482,087.91	\$ 291,030.14	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 9,800.00	\$ 22,216.06	\$ 22,216.06	\$ 22,216.06	
	Parking & Paving		145002		\$ 2,400.00				
	Drainage/Site Improvements		145003		\$ 2,400.00	\$ 7,900.00	7,900.00	7,900.00	
	Gas System Upgrade		145007	2	\$ 5,000.00	\$ 1,971.42	1,971.42	1,971.42	
	Water Meter Can & Valve Replacement		145010	13		\$ 12,344.64	12,344.64	12,344.64	
	Bus Shelter		145012						
	<u>DWELLING STRUCTURES</u>		1460		\$ 236,250.00	\$ 259,871.85	\$ 259,871.85	\$ 68,814.08	
	Roof Replaement		146004	30	\$ 31,250.00				
	Floor Tiles		146005		\$ 50,000.00				
	Entry Doors		146006	45	\$ 32,500.00				
	Termite Treatment		146007		\$ 10,000.00				
	Bathroom Renovations		146008	10		\$ 10,467.00	\$ 10,467.00	\$ 4,310.00	
	Kitchen Renovations		146013	30	\$ 112,500.00	\$ 249,404.85	\$ 249,404.85	\$ 64,504.08	
	<u>NON DWELLING STRUCTURES</u>		1470		\$ -	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	
	Community Building		147004	1 bldg.		\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	
73-13	<u>TOTAL LAFORTUNE TOWER</u>				\$ 55,000.00	\$ 371,991.67	\$ 371,991.67	\$ 371,991.47	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 5,000.00	\$ 79,354.80	\$ 79,354.80	\$ 79,354.80	
	Parking & Paving		145002	3400 ft ²		\$ 15,201.38	15,201.38	15,201.38	
	Masonry Fence Repair/Replacement		145006	1 bldg.		\$ 62,132.00	62,132.00	62,132.00	
	Gas System Upgrade		145007	2	\$ 5,000.00	\$ 2,021.42	2,021.42	2,021.42	
	<u>DWELLING STRUCTURES</u>		1460		\$ 50,000.00	\$ 268,464.92	\$ 268,464.92	\$ 268,464.72	
	Domestic Water Piping		146011	2 risers	\$ 50,000.00	\$ 267,193.32	\$ 267,193.32	\$ 267,193.12	
	Corridor/Laundry painting		146012			\$ 1,271.60	\$ 1,271.60	\$ 1,271.60	
	<u>DWELLING EQUIPMENT</u>		1465		\$ -	\$ 24,171.95	\$ 24,171.95	\$ 24,171.95	
	Cooling Tower Upgrade		146509	1 unit		\$ 23,724.95	\$ 23,724.95	\$ 23,724.95	
	Dryer Vent Upgrade		146510	system		\$ 447.00	\$ 447.00	\$ 447.00	

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY			Grant Type and Number Captial Fund Program Grant No: OK56P07350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
73-17	<u>TOTAL SOUTH HAVEN MANOR</u>				\$ 263,860.00	\$ 13,383.31	\$ 13,383.31	\$ 11,622.31	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 4,800.00	\$ 13,383.31	\$ 13,383.31	\$ 11,622.31	
	Parking & Paving		145002		\$ 2,400.00	\$ 1,100.00	1,100.00	1,100.00	
	Drainage/Site Improvements		145003		\$ 2,400.00	\$ 886.00	886.00	886.00	
	Water Meter Can & Valve Replacement		145010	12	\$ 11,397.31	\$ 11,397.31	11,397.31	9,636.31	
	<u>DWELLING STRUCTURES</u>		1460		\$ 259,060.00	\$ -	\$ -	\$ -	
	Windows & Screens		146001	20	\$ 36,400.00				
	Siding & Trim		146002	20	\$ 16,000.00				
	Paint		146003	20	\$ 16,000.00				
	Roofing		146004	20	\$ 40,000.00				
	Entry Doors		146006	20	\$ 28,160.00				
	Termite Treatment		146007		\$ 10,000.00				
	Kitchen Renovations		146013	22%	\$ 112,500.00				
73-18	<u>TOTAL EAST CENTRAL VILLAGE</u>				\$ 302,344.00	\$ 99,703.39	\$ 99,703.39	\$ 94,866.29	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 4,800.00	\$ 8,046.42	\$ 8,046.42	\$ 7,641.25	
	Parking & Paving		145002		\$ 2,400.00				
	Drainage/Site Improvements		145003		\$ 2,400.00				
	Water Meter Can & Valve Replacement		145010			\$ 8,046.42	8,046.42	7,641.25	
	<u>DWELLING STRUCTURES</u>		1460		\$ 297,544.00	\$ 91,656.97	\$ 91,656.97	\$ 87,225.04	
	Windows & Screens		146001	22	\$ 22,800.00				
	Siding & Trim		146002	22	\$ 18,400.00				
	Exterior Painting		146003	22	\$ 13,000.00				
	Roofing		146004	22	\$ 50,000.00				
	Floor Tiles		146005		\$ 50,000.00				
	Entry Doors		146006	22	\$ 20,844.00				
	Termite Treatment		146007		\$ 10,000.00				
	Interior Renovations		146012	24		\$ 86,228.15	\$ 86,228.15	\$ 81,796.22	
	Kitchen Renovations		146013	22	\$ 112,500.00	\$ 5,428.82	\$ 5,428.82	\$ 5,428.82	
73-19	<u>TOTAL SCATTERED SITES</u>				\$ 106,300.00	\$ 327,515.00	\$ 327,514.50	\$ 269,347.07	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 7,200.00	\$ 59,333.66	\$ 59,333.66	\$ 3,811.66	

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Captial Fund Program Grant No: OK56P07350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Parking & Paving		145002	23 units	\$ 4,800.00				
	Drainage/Site Improvements		145003		\$ 2,400.00				
	Fencing		145004			\$ 59,333.66	59,333.66	3,811.66	
	<u>DWELLING STRUCTURES</u>		1460		\$ 99,100.00	\$ 268,181.34	\$ 268,180.84	\$ 265,535.41	
	Windows & Screens		146001	9	\$ 27,600.00	\$ 43,984.05	\$ 43,984.05	\$ 43,984.05	
	Siding &Trim		146002	9	\$ 16,500.00	\$ 67,586.21	\$ 67,586.21	\$ 67,190.77	
	Paint		146003	9	\$ 16,500.00	\$ 20,457.50	\$ 20,457.00	\$ 20,457.00	
	Replace Roofing		146004	9	\$ 20,500.00	\$ 38,632.01	\$ 38,632.01	\$ 36,382.02	
	Entry Doors		146006	9	\$ 8,000.00	\$ 33,341.06	\$ 33,341.06	\$ 33,341.06	
	Termite Treatment		146007		\$ 10,000.00				
	HVAC Installation		146010	9		\$ 64,180.51	\$ 64,180.51	\$ 64,180.51	
	CONTINGENCY				\$296,256.48				
	Work Items				<u>\$3,668,328.52</u>	<u>\$4,619,006.62</u>	<u>\$4,616,006.12</u>	<u>\$4,169,714.01</u>	
	TOTAL BUDGET				<u>\$3,964,585.00</u>	<u>\$4,619,006.62</u>	<u>\$4,616,006.12</u>	<u>\$4,169,714.01</u>	

Annual Statement / Performance and Evaluation Report

2000 CFP

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

Part III: Implementation Schedule

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capitol Fund Program Grant No: OK56P07350100 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000
Development Number / Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
HA-Wide Activities	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-00	9/30/2002			9/30/2004			
73-03	9/30/2002			9/30/2004			
73-04	9/30/2002			9/30/2004			
73-04	9/30/2002			9/30/2004			
73-05	9/30/2002			9/30/2004			
73-06	9/30/2002			9/30/2004			
73-07	9/30/2002			9/30/2004			
73-08	9/30/2002			9/30/2004			
73-10	9/30/2002			9/30/2004			
73-11	9/30/2002			9/30/2004			
73-12	9/30/2002			9/30/2004			
73-13	9/30/2002			9/30/2004			
73-17	9/30/2002			9/30/2004			
73-18	9/30/2002			9/30/2004			
73-19	9/30/2002			9/30/2004			

Annual Statement / Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Tulsa Tulsa, Oklahoma	Grant Type & Number ☐ Capital Fund Program, Grant No: _____ ☒ Replacement Housing Factor Grant No: OK56R07350101	Federal FY of Grant: 2001
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☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Performance and Evaluation Report for Period Ending: <u>12/31/02</u>	☐ Revised Annual Statement No. _____ ☐ Final Performance and Evaluation Report
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operating Expenses	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -
	Management Improvements Hard Costs	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ 30,127.00	\$ 30,127.00	\$ -	\$ -
19	1501 Collateralization or Debt Service	\$ -	\$ -	\$ -	\$ -
20	1502 Contingency	\$ -	\$ -	\$ -	\$ -
21	Amount of Annual Grant (Sum Of Lines 1-20)	\$ 30,127.00	\$ 30,127.00	\$ -	\$ -
	Amount of line 20 related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 related to Security - Soft Costs				
	Amount of line 20 related to Security - Hard Costs				
	Amount of line 20 related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date

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

Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
73-19	<u>SCATTERED SITE TOTAL</u>				\$ 30,127.00	\$ 30,127.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		1450		\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>		1460		\$ -	\$ -	\$ -	\$ -	
	<u>DEVELOPMENT ACTIVITIES</u>		1499		\$ 30,127.00	\$ 30,127.00	\$ -	\$ -	
	Development of Replacement Housing				\$ 30,127.00	\$ 30,127.00	-	-	
	CONTINGENCY								
	TOTAL BUDGET				\$ 30,127.00	\$ 30,127.00			

Annual Statement / Performance and Evaluation Report

2001 RHF

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**Part III: Implementation Schedule**

Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-19 Scattered Sites	6/30/2003			6/30/2005			

Annual Statement / Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Tulsa Tulsa, Oklahoma	Grant Type & Number [X] Capital Fund Program, Grant No: OK56P07350101 2001 [] Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Performance and Evaluation Report for Period Ending: <u>12/31/02</u>	☐ Revised Annual Statement No. ____ ☐ Final Performance and Evaluation Report
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operating Expenses	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ 520,850.00	\$ 465,674.89	\$ 465,674.89	\$ 254,684.26
4	1410 Administration	\$ 382,000.00	\$ 394,173.98	\$ 394,173.98	\$ 336,952.64
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 25,000.00	\$ 35,000.00	\$ 6,513.50	\$ 4,113.50
8	1440 Site Acquisition		\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 635,350.00	\$ 493,310.65	\$ 95,643.06	\$ 83,456.82
10	1460 Dwelling Structures	\$ 2,243,590.00	\$ 2,586,209.53	\$ 1,560,371.24	\$ 616,357.88
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 305,300.00	\$ 92,394.50	\$ 62,946.50	\$ 62,946.50
12	1470 Nondwelling Structures	\$ 79,500.00	\$ 401,156.60	\$ 18,590.77	\$ 18,590.77
13	1475 Nondwelling Equipment	\$ 287,100.00	\$ 83,448.50	\$ 58,820.91	\$ 58,820.91
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	\$ 218,636.00	\$ 144,957.35	\$ -	\$ -
21	Amount of Annual Grant (Sum Of Lines 1-20)	\$ 4,697,326.00	\$ 4,696,326.00	\$ 2,662,734.85	\$ 1,435,923.28
	Amount of line 20 related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance	132,000.00			
	Amount of line 20 related to Security - Soft Costs	936,070.00			
	Amount of line 20 related to Security - Hard Costs				
	Amount of line 20 related to Energy Conservation Measures	1,274,580.00			
	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
					Original	Revised	Funds Obligated	Funds Expended	Status of Work
H/A WIDE ACTIVITIES	<u>OPERATING EXPENSES</u>		1406		\$ -	\$ -			
					\$ -	\$ -			
	<u>MANAGEMENT IMPROVEMENTS</u>		1408		\$ 520,850.00	\$ 465,674.89	\$ 465,674.89	\$ 254,684.26	
	<u>MANAGEMENT IMPROV. SOFT COST</u>				\$ 520,850.00	\$ 465,674.89	\$ 465,674.89	\$ 254,684.26	
	Security		140802		\$ 126,750.00	\$ 126,750.00	126,750.00	49,714.73	
	Salaries		140803		\$ 141,750.00	\$ 141,750.00	141,750.00	52,474.22	
	Staff Training		140805		\$ 9,500.00	\$ 9,924.89	9,924.89	9,924.89	
	Computer Software		140806		\$ 14,000.00	\$ 14,000.00	14,000.00	12,742.71	
	Facility Officers		140808	7	\$ 173,250.00	\$ 173,250.00	173,250.00	129,827.71	
	Management Improvement Trainer		149109		\$ 55,600.00				
	<u>ADMINISTRATION</u>		1410		\$ 382,000.00	\$ 394,174.98	\$ 394,173.80	\$ 336,952.64	
	Salaries - NonTechnical		141001	1	\$ 48,000.00	\$ 48,000.00	\$ 48,000.00	\$ 22,777.40	
	Salaries - Technical		141002	7	\$ 252,000.00	\$ 252,000.00	\$ 252,000.00	\$ 235,886.90	
	Benefits		141003	8	\$ 72,000.00	\$ 72,000.00	\$ 72,000.00	\$ 56,768.85	
	Sundry Admin Costs		141019		\$ 10,000.00	\$ 22,174.98	\$ 22,173.80	\$ 21,519.49	
	<u>FEES AND COSTS</u>		1430		\$ 60,000.00	\$ 35,000.00	\$ -	\$ -	
	A/E Fees		143001		\$ 30,000.00	\$ 25,000.00			
	Consulting Fees		143002		\$ 30,000.00	\$ 10,000.00			
73-00	<u>CENTRAL OFFICE</u>				\$ 430,600.00	\$ 196,018.50	\$ 123,037.21	\$ 123,037.21	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 22,500.00	\$ 22,500.00	\$ -	\$ -	
	Parking & Paving		145002		\$ 22,500.00	\$ 22,500.00			
	<u>DWELLING EQUIPMENT</u>		1465		\$ 95,000.00	\$ 77,394.50	\$ 62,946.50	\$ 62,946.50	
	Ranges & Refrigerators		146503	138	\$ 75,000.00	\$ 57,394.50	57,394.50	57,394.50	
	Replacement Window A/C Units		146504	57	\$ 20,000.00	\$ 20,000.00	5,552.00	5,552.00	
	<u>NON DWELLING STRUCTURES</u>		1470		\$ 79,500.00	\$ 13,769.80	\$ 1,269.80	\$ 1,269.80	
	Roof Replacement		147001						
	Rooftop HVAC Upgrade		147002	2	\$ 12,500.00	\$ 12,500.00			
	Corridor Carpet Replacement		147003		\$ 7,000.00				

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Central Maintenance Facility Renovation <u>NON DWELLING EQUIPMENT</u>		147004 1475		\$ 60,000.00 \$ 233,600.00	\$ 1,269.80 \$ 82,354.20	1,269.80 \$ 58,820.91	1,269.80 \$ 58,820.91	
	Computer hardware		147501		\$ 27,000.00	\$ 27,000.00	22,742.24	22,742.24	
	Copiers		147502	20	\$ 50,000.00	\$ 50,000.00	34,275.00	34,275.00	
	Printers		147503		\$ 12,600.00				
	TV/VCR		14704						
	Office Furniture		147505						
	Office Signage		147506			\$ 3,730.20	179.67	179.67	
	Vehicle Replacement		147507	8	\$ 144,000.00	\$ 1,624.00	1,624.00	1,624.00	
	Rooftop HVAC Upgrade		147510						
73-01	<u>TOTAL SEMINOLE HILLS</u>				\$ 2,400.00	\$ 421.51	\$ 421.50	\$ 421.50	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 2,400.00	\$ 421.51	\$ 421.50	\$ 421.50	
	Parking & Paving		145002	480 ft ²	\$ 2,400.00	\$ 421.51	421.50	421.50	
	Drainage/Site Improvements		145003						
	<u>DWELLING STRUCTURES</u>		1460						
	Exterior Painting		146003						
73-03	<u>TOTAL COMANCHE PARK</u>				\$ 181,050.00	\$ 104,230.52	\$ 23,911.12	\$ 3,721.58	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 58,400.00	\$ 57,026.52	\$ 3,778.72	\$ 3,721.58	
	Parking & Paving		145002	480 ft ²	\$ 2,400.00	\$ 1,026.52	1,026.52	1,026.52	
	Drainage/Site Improvements		145003						
	Sewer Line Replacement		145005	150'	\$ 14,000.00	\$ 14,000.00			
	Gas System Upgrade		145007	4 units	\$ 5,000.00	\$ 5,000.00	2,752.20	2,695.06	
	Dumpster Enclosures		145008						
	Playground Equipment		145009	3	\$ 17,000.00				
	Water Meter Can & Valve Replacement		145010	30	\$ 20,000.00				
	landscaping		145011			\$ 37,000.00			
	<u>DWELLING STRUCTURES</u>		1460		\$ 122,650.00	\$ 21,150.00	\$ -	\$ -	

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Exterior Painting		146003		\$ 60,000.00				
	Termite Treatment		146007		\$ 10,000.00				
	Bathroom Renovations		146008						
	Heater Replacement		146010						
	Kitchen Renovations		146013						
	Gutter Installation		146013						
	Exterior Porch Lighting		146015	135	\$ 20,250.00				
	Sillcocks		146016	150	\$ 11,250.00				
	Upgrade Main Building Electrical		146017						
	Balcony Repair		146018	4 bldg.	\$ 21,150.00	\$ 21,150.00			
	<u>NON DWELLING STRUCTURES</u>		1470		\$ 13,000.00	\$ 26,054.00	\$ 20,132.40	\$ -	
	Rooftop HVAC Replacement		147002	4	\$ 13,000.00	\$ 19,827.00	\$ 20,132.40		
	Security & Fire Protection		147012	1 system upgrade		\$ 6,227.00			
73-04	<u>TOTAL PIONEER PLAZA</u>				\$ 193,000.00	\$ 188,695.08	\$ 87,708.70	\$ 83,032.70	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 26,000.00	\$ 26,000.00	\$ -	\$ -	
	Fence Replacement & Piering		145004	300'	\$ 24,000.00	\$ 24,000.00			
	Signage		145015	1 bldg.	\$ 2,000.00	\$ 2,000.00			
	<u>DWELLING STRUCTURES</u>		1460		\$ 75,000.00	\$ 74,150.40	\$ 74,150.40	\$ 74,150.40	
	Roof Replacement		146004		\$ 75,000.00				
	Elevator Lobby Floor Tile Replacement		146005						
	Interior Renovations/Corridor		146012			\$ 74,150.40	\$ 74,150.40	\$ 74,150.40	
	<u>NON DWELLING STRUCTURES</u>		1470		\$ 92,000.00	\$ 88,544.68	\$ 13,558.30	\$ 8,882.30	
	Emergency Generator		147006	1		\$ 7,546.00	7,546.00	2,870.00	
	Roof Exhaust Fans		147010	1	\$ 18,000.00	\$ 13,324.00			
	Security & Fire Protection		147012	20%	\$ 5,000.00	\$ 15,027.00			
	Lobby HVAC System		147013	1 bldg.	\$ 69,000.00	\$ 52,647.68	6,012.30	6,012.30	
	Dryer Vent Upgrades		147014						

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
73-05	<u>TOTAL APACHE MANOR</u>				\$ 56,150.00	\$ 301,816.00	\$ 5,382.86	\$ 5,325.72	
—	<u>SITE IMPROVEMENTS</u>		1450		\$ 34,900.00	\$ 78,270.84	\$ 3,423.04	\$ 3,365.90	
	Parking & Paving		145002	480 ft ²	\$ 2,400.00	\$ 375.84	375.84	375.84	
	Drainage/Site Improvements		145003	7500sf	\$ 7,500.00	\$ 295.00	295.00	295.00	
	Sewerline Replacement		145005	150'		\$ 34,500.00			
	Gas System Upgrade		145007	4 units	\$ 5,000.00	\$ 8,100.00	2,752.20	2,695.06	
	Dumpster Enclosures		145008						
	Playground Equipment		145009						
	Water Meter Can & Valve Replacement		145010	40	\$ 10,000.00				
	Landscaping		145011	1 site	\$ 10,000.00	\$ 35,000.00			
	<u>DWELLING STRUCTURES</u>		1460		\$ 21,250.00	\$ 217,318.16	\$ 1,959.82	\$ 1,959.82	
	Siding & Trim		146002						
	Roof Replacement		146004						
	Termite Treatment		146007		\$ 10,000.00				
	Bathroom Renovations		146008						
	Heater Replaement		146010	250sf		\$ 1,959.82	\$ 1,959.82	\$ 1,959.82	
	Replace Hot Water Tanks		146011						
	Kitchen Renovations		146013	80		\$ 215,358.34			
	Gutter Installation		146014						
	Sillcocks		146016	150	\$ 11,250.00				
	Upgrade Main Building Electrical		146017						
	<u>NON DWELLING STRUCTURES</u>		1470		\$ -	\$ 6,227.00	\$ -	\$ -	
	Security & Fire Protection		147012	1		\$ 6,227.00			
73-06	<u>TOTAL MOHAWK MANOR</u>				\$ 176,560.00	\$ 363,004.39	\$ 244,577.39	\$ 61,433.40	
—	<u>SITE IMPROVEMENTS</u>		1450		\$ 82,000.00	\$ 42,423.63	\$ 223.63	\$ 223.63	
	Parking & Paving		145002	4 stalls	\$ 63,000.00	\$ 223.63	223.63	223.63	
	Drainage/Site Improvements		145003						

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Wrought Iron & Chain Link Fencing		145004	600'		\$ 39,200.00			
	Brick Replacement & Tuckpointing		145006	1	\$ 3,000.00	\$ 3,000.00			
	Dumpster Enclosures		145008						
	Playground Equipment		145009	2	\$ 10,000.00				
	Water Meter Can & Valve Replacement		145010		\$ 6,000.00				
	Site Lighting		145014						
	<u>DWELLING STRUCTURES</u>		1460		\$ 94,560.00	\$ 314,353.76	\$ 244,353.76	\$ 61,209.77	
	Siding & Trim		146002						
	Painting		146003						
	Screen Doors		146006	38	\$ 10,260.00	\$ 8,378.48	\$ 8,378.48	\$ 596.56	
	Termite Treatment		146007	1 bldg.	\$ 10,000.00	\$ 10,000.00			
	Bathroom Renovations		146008						
	Heater Replacement		146010	40	\$ 58,300.00	\$ 60,000.00			
	Hot Water Tank Replacement		146011						
	Interior Renovations		146012	90		\$ 235,975.28	\$ 235,975.28	\$ 60,613.21	
	Porch Lighting		146015	106	\$ 16,000.00				
	Sillcocks		146016						
	<u>NON DWELLING STRUCTURES</u>		1470		\$ -	\$ 6,227.00	\$ -	\$ -	
	Security & Fire Equipment		147012	1 office		\$ 6,227.00			
73-07	<u>TOTAL HEWGLEY TERRACE</u>				\$ 134,000.00	\$ 123,557.00	\$ 12,231.67	\$ 12,231.67	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 37,000.00	\$ 6,730.00	\$ 4,730.00	\$ 4,730.00	
	Parking & Paving		145002		\$ 35,000.00				
	Drainage/Site Improvements		145003	1 bldg		\$ 4,730.00	4,730.00	4,730.00	
	Signage		145015	1 bldg.	\$ 2,000.00	\$ 2,000.00			
	<u>DWELLING STRUCTURES</u>		1460		\$ 50,000.00	\$ 15,000.00	\$ -	\$ -	
	Roof Replaement		146004		\$ 35,000.00				
	Bathroom Renovations		146008	20	\$ 15,000.00	\$ 15,000.00			
	Kitchen Renovations		146013	15					

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	<u>NON DWELLING STRUCTURES</u>		1470		\$ 47,000.00	\$ 101,827.00	\$ 7,501.67	\$ 7,501.67	
	Trash Chute Repair		147004	1	\$ 3,000.00	\$ 3,000.00			
	Emergency Generator		147006	1	\$ 35,000.00	\$ 6,470.00	\$ 6,470.00	\$ 6,470.00	
	Piping Insulation Replacement		147008		\$ 4,000.00	\$ 1,130.00			
	Security Equipment		147511						
	Security & Fire Protection		146512	1 bldg.	\$ 5,000.00	\$ 11,227.00	\$ 1,031.67	\$ 1,031.67	
	Surveillance Equipment		147015	1 bldg.		\$ 80,000.00			
73-08	<u>TOTAL RIVERVIEW PARK</u>				\$ 581,650.00	\$ 232,127.91	\$ 222,524.91	\$ 59,833.46	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 141,000.00	\$ 46,532.84	\$ 43,156.84	\$ 43,156.84	
	Parking & Paving		145002	7 stalls	\$ 77,000.00	\$ 375.84	375.84	375.84	
	Drainage/Site Improvements		145003						
	Sewerline Replacement		1445005	100'	\$ 40,000.00	\$ 42,781.00	42,781.00	42,781.00	
	Dumpster Enclosures		145008						
	Playground Equipment		145009	3	\$ 15,000.00				
	Water Meter Can & Valve Replacement		145010		\$ 9,000.00				
	Office landscaping		145011						
	Bus Shelter		145012	1		\$ 3,376.00			
	<u>DWELLING STRUCTURES</u>		1460		\$ 440,650.00	\$ 179,368.07	\$ 179,368.07	\$ 16,676.62	
	Windows & Screens		146001	41	\$ 60,885.00	\$ 73,958.40	\$ 73,958.40	\$ 1,116.57	
	Siding & Trim		146002	41	\$ 115,825.00	\$ 38,663.07	\$ 38,663.07	\$ 8,747.53	
	Painting		146003	29		\$ 24,278.61	\$ 24,278.61	\$ 372.19	
	Roof Replaement		146004	1 bldg		\$ 4,545.48	\$ 4,545.48	\$ 85.89	
	Entry Doors		146006	41	\$ 50,840.00	\$ 34,294.31	\$ 34,294.31	\$ 5,475.43	
	Termite Treatment		146007		\$ 10,000.00				
	Bathroom Renovations		146008		\$ 65,000.00				
	Heater Replacement		146010	30		\$ 678.60	\$ 678.60	\$ 678.60	CO Hinges per Code
	Hot Water Tank Replacement		146011	38	\$ 19,000.00				
	Kitchen Renovations		146013		\$ 85,000.00				
	Gutter Installation		146014						
	Porch Lighting		146015	19	\$ 28,500.00	\$ 2,949.60	\$ 2,949.60	\$ 200.41	
	Sillcocks		146016	75	\$ 5,600.00				
	Upgrade Main Building Electrical		146017						

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
					Original	Revised	Funds Obligated	Funds Expended	Status of Work
	<u>NON DWELLING STRUCTURES</u>		1470		\$ -	\$ 6,227.00	\$ -	\$ -	
	Security & Fire Protection		147012			\$ 6,227.00			
73-10	<u>TOTAL SANDY PARK</u>				\$ 226,070.00	\$ 349,982.43	\$ 186,290.01	\$ 137,050.03	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 36,850.00	\$ 14,671.50	\$ 1,771.50	\$ 1,714.34	
	Parking & Paving		145002	9 stalls	\$ 2,400.00	\$ 471.50	471.50	471.50	
	Drainage/Site Improvements		145003						
	West Chain Link Fencing		145004						
	Gas System Upgrade		145007		\$ 5,000.00	\$ 13,000.00	1,300.00	1,242.84	
	Dumpster Enclosures		145008						
	Playground Equipment		145009	4	\$ 20,000.00				
	Water Meter Can & Valve Replacement		145010	18 bldg.	\$ 8,250.00				
	Office & Entry Landscaping		145011						
	Signage		145015	1	\$ 1,200.00	\$ 1,200.00			
	<u>DWELLING STRUCTURES</u>		1460		\$ 189,220.00	\$ 329,083.93	\$ 184,518.51	\$ 135,335.69	
	Windows & Screens		146001	38	\$ 22,000.00	\$ 144,565.42			
	Siding & Trim		146002	38	\$ 19,000.00	\$ 3,105.00	\$ 3,105.00	\$ 600.00	
	Roof Replaement		146004	38	\$ 76,000.00	\$ 126,038.35	\$ 126,038.35	\$ 121,537.11	
	Entry Doors		146006	38	\$ 47,120.00	\$ 51,775.16	\$ 51,775.16	\$ 13,198.58	
	Termite Treatment		146007						
	Bathroom Renovations		146008						
	Heater Replacement		146010						
	Hot Water Tank Replacement		146011						
	Kitchen Renovations		146013						
	Gutter Installation		146014						
	Porch Lighting		146015	50	\$ 5,600.00	\$ 3,600.00	\$ 3,600.00		
	Sillcocks		146016	75	\$ 19,500.00				
	Upgrade Main Building Electrical		146017						
	<u>NON DWELLING STRUCTURE</u>		1470		\$ -	\$ 6,227.00	\$ -	\$ -	
	Security & Fire Protection		147012	1		\$ 6,227.00			
73-11	<u>TOTAL OSAGE HILLS</u>								

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
73-12	<u>TOTAL PARKVIEW TERRACE</u>				\$ 337,850.00	\$ 199,917.09	\$ 32,992.56	\$ 10,615.59	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 38,400.00	\$ 8,376.00	\$ 1,300.00	\$ 1,242.86	
	Parking & Paving		145002	480 ft ²	\$ 2,400.00				
	Drainage/Site Improvements		145003						
	Gas System Upgrade		145007		\$ 5,000.00	\$ 5,000.00	1,300.00	1,242.86	
	Dumpster Enclosures		145008						
	Playground Equipment		145009	2	\$ 10,000.00				
	Water Meter Can & Valve Replacement		145010	46 bldg	\$ 21,000.00				
	Bus Shelter		145012	1		\$ 3,376.00			
	<u>DWELLING STRUCTURES</u>		1460		\$ 299,450.00	\$ 170,314.09	\$ 31,692.56	\$ 9,372.73	
	Roof Replaement		146004	4	\$ 31,250.00	\$ 31,250.00			
	Floor Tiles		146005		\$ 50,000.00				
	Entry Doors		146006	30	\$ 40,000.00	\$ 88,064.09	\$ 31,692.56	\$ 9,372.73	
	Termite Treatment		146007						
	Bathroom Renovations		146008		\$ 65,000.00				
	Kitchen Renovations		146013		\$ 85,000.00				
	Gutter Installation		146014						
	Porch Lighting		146015	113	\$ 16,950.00	\$ 51,000.00			
	Sillcocks		146016	150	\$ 11,250.00				
	<u>DWELLING EAUIPMENT</u>		1465		\$ -	\$ 15,000.00	\$ -	\$ -	
	Electrical Upgrade		146508	15		\$ 15,000.00			
	<u>NON DWELLING STRUCTURES</u>		1470		\$ -	\$ 6,227.00	\$ -	\$ -	
	Security & fire Protection		147012	1		\$ 6,227.00			
73-13	<u>TOTAL LAFORTUNE TOWER</u>				\$ 381,500.00	\$ 344,567.98	\$ 115,509.68	\$ 115,452.54	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 78,700.00	\$ 97,500.00	\$ 2,852.20	\$ 2,795.06	
	Parking & Paving		145002		\$ 47,200.00				
	Masonry Fence Repair/Replacement		145006	700'	\$ 24,500.00	\$ 90,500.00	600.00	600.00	
	Gas System Upgrade		145007	4 units	\$ 5,000.00	\$ 5,000.00	2,252.20	2,195.06	
	Dumpster Enclosure		145008						
	Landscaping		145011						
	Irrigation System		145012						
	Signage		145015	1 bldg.	\$ 2,000.00	\$ 2,000.00			

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	<u>DWELLING STRUCTURES</u>		1460		\$ 184,500.00	\$ 127,740.98	\$ 111,720.48	\$ 111,720.48	
	Exterior Painting		146003		\$ 32,000.00				
	Roof Replacement - Cottages		146004	5 bldg.	\$ 30,000.00	\$ 18,250.00	\$ 18,250.00	\$ 18,250.00	
	Corridor Floor Tiles		146005	30%	\$ 24,000.00				
	Brick/Tuckpointing		146006						
	Cottages Hot Water Tank Replacement		146011		\$ 10,000.00	\$ 3,624.00	\$ 3,624.00	\$ 3,624.00	
	Corridor/Laundry painting		146012	30%	\$ 29,000.00				
	Stairwell painting		146012	30%	\$ 4,000.00				
	Interior Renovations/Corridor		146012	11 floors	\$ 38,000.00	\$ 89,846.48	\$ 89,846.48	\$ 89,846.48	
	Kitchen Renovations		146013						
	Replace Exit & Corridor Lighting		146015						
	1st Floor Window Glazing Replacement		146019	1 floor	\$ 10,000.00	\$ 8,520.50			
	Basement Slab Replacement		146020	1 bldg.	\$ 7,500.00	\$ 7,500.00			
	<u>DWELLING EQUIPMENT</u>		1465		\$ 118,300.00	\$ 119,327.00	\$ 937.00	\$ 937.00	
	Sump Pump		147007	2	\$ 800.00	\$ 2,800.00			
	Replace Piping Insulation in Boiler Room		147008	1	\$ 8,000.00	\$ 8,000.00	\$ 937.00	\$ 937.00	
	Upgrade Chiller		147009	1	\$ 4,500.00	\$ 4,500.00			
	Domestic Water Piping		146511		\$100,000.00				
	Security & Fire Protection		146512	1	\$5,000.00	\$15,027.00			
	Surveillance Equipment		146515	1 bldg.		\$89,000.00			
73-17	<u>TOTAL SOUTH HAVEN MANOR</u>				\$ 200,500.00	\$ 188,284.13	\$ 71,214.13	\$ 357.13	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 26,000.00	\$ 26,557.13	\$ 2,357.13	\$ 357.13	
	Parking & Paving		145002	7 stalls	\$ 2,400.00	\$ 357.13	357.13	357.13	
	Drainage/Site Improvements		145003		\$ 2,400.00				
	Fencing - Creek & Playground		145004						
	Playground Equipment		145009	2	\$ 10,000.00	\$ 25,000.00	2,000.00		
	Water Meter Can & Valve Replacement		145010						
	Landscaping		145011		\$ 10,000.00				
	Signage		145015	1	\$ 1,200.00	\$ 1,200.00			
	<u>DWELLING STRUCTURES</u>		1460		\$ 168,000.00	\$ 149,000.00	\$ 68,857.00	\$ -	
	Roofing		146004	20	\$ 50,000.00	\$ 68,857.00	\$ 68,857.00		
	Termite Treatment		146007		\$ 10,000.00				

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Heating		146010	30%	\$ 33,000.00	\$ 33,000.00			
	Hot Water Tank Replacement		146011	30%	\$ 15,000.00	\$ 15,000.00			
	Gutter Installation		146014	20 bldg.	\$ 30,000.00	\$ 32,143.00			
	Porch Lighting		146015	100	\$ 15,000.00				
	Sillcocks		146016	100	\$ 15,000.00				
	Upgrade Main Building electrical		146017						
	<u>NON DWELLING STRUCTURES</u>		1470		\$ 6,500.00	\$ 12,727.00	\$ -	\$ -	
	Root Top HVAC Replacmenet		147002	1	\$ 6,500.00	\$ 6,500.00			
				1 bldg.					
	Security & Fire Protections		147012	upgrade		\$6,227.00			
73-18	<u>TOTAL EAST CENTRAL VILLAGE</u>				\$ 324,410.00	\$ 600,696.24	\$ 504,103.45	\$ 131,162.15	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 16,700.00	\$ 3,800.68	\$ 500.68	\$ 500.68	
	Parking & Paving		145002	10 stalls	\$ 2,400.00	\$ 500.68	500.68	500.68	
	Drainage/Site Improvements		145003		\$ 6,000.00				
	Fencing		145004	50'	\$ 1,500.00	\$ 1,500.00			
	Dumpster Enclosures		145008						
	Playground Equipment		145009						
	Water Meter Can & Valve Replacement		145010						
	Office Landscaping		145011		\$ 5,000.00				
	Signage		145015	1 each	\$ 1,800.00	\$ 1,800.00			
	<u>DWELLING STRUCTURES</u>		1460		\$ 307,710.00	\$ 590,668.56	\$ 503,602.77	\$ 130,661.47	
	Windows & Screens		146001	26	\$ 47,860.00	\$ 30,314.51	\$ 30,314.15	\$ 447.17	
	Siding & Trim		146002	26	\$ 18,400.00	\$ 34,832.48	\$ 34,832.48	\$ 3,144.24	
	Exterior Painting		146003	26		\$ 24,435.31	\$ 24,435.31	\$ 430.82	
	Roofing		146004	13		\$ 28,439.79	\$ 28,439.79	\$ 27,871.69	
	Floor Tiles		146005	26	\$ 50,000.00	\$ 80,000.00			
	Entry Doors		146006	26	\$ 26,500.00	\$ 15,884.70	\$ 15,884.70	\$ 6,964.48	
	Termite Treatment		146007		\$ 10,000.00				
	Bathroom Remodel		146008		\$ 50,000.00				
	Interior Renovations		146012	26 bldgs.	\$ 62,500.00	\$ 367,825.00	\$ 367,825.00	\$ 91,764.90	
	Kitchen Renovations		146013						
	Gutter Installation		146014	12 bldg	\$ 31,200.00	\$ 7,065.43			

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Porch Lighting		146015	12		\$ 1,871.34	\$ 1,871.34	\$ 38.17	
	Sillcocks		146016	150	\$ 11,250.00				
	Upgrade Main Building Electrical		146017						
	<u>NON DWELLING STRUCTURE</u>		1470		\$ -	\$ 6,227.00	\$ -	\$ -	
	Security & fire Protection		147012	1		\$6,227.00			
73-19	<u>TOTAL SCATTERED SITES</u>				\$ 346,600.00	\$ 463,200.00	\$ 285,384.81	\$ 96,498.81	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 56,000.00	\$ 88,600.00	\$ 31,127.81	\$ 21,227.81	
	Parking & Paving		145002		\$ 10,000.00				
	Drainage/Site Improvements		145003	3	\$ 10,000.00	\$ 30,600.00	30,600.00	20,700.00	
	Fencing		145004	26	\$ 36,000.00	\$ 58,000.00	527.81	527.81	
	<u>DWELLING STRUCTURES</u>		1460		\$ 290,600.00	\$ 374,600.00	\$ 254,257.00	\$ 75,271.00	
	Windows & Screens		146001	20	\$ 27,600.00	\$ 61,600.00	\$ 48,251.00	\$ 19,075.00	
	Siding &Trim		146002	20	\$ 65,000.00	\$ 157,983.00	\$ 157,983.00	\$ 42,102.00	
	Replace Roofing		146004	30	\$ 48,000.00	\$ 74,095.00	\$ 18,918.00	\$ 5,286.00	
	Entry Doors		146006	20	\$ 20,000.00	\$ 80,000.00	\$ 28,183.00	\$ 8,808.00	
	Termite Treatment		146007		\$ 10,000.00				
	HVAC Installation		146010	20	\$ 90,000.00				
	Electrical Upgrade		146017	20	\$ 30,000.00	\$ 922.00	\$ 922.00		
	CONTINGENCY				\$218,636.00	\$144,957.35			
	Work Items				\$4,316,554.00	\$4,551,368.65	\$2,775,138.69	\$1,431,810.39	
	TOTAL BUDGET				\$4,535,190.00	\$4,696,326.00	\$2,775,138.69	\$1,431,810.39	

Annual Statement / Performance and Evaluation Report

2001 CFP

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

Part III: Implementation Schedule

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001	
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-00	6/30/2003			6/30/2005			
73-03	6/30/2003			6/30/2005			
73-04	6/30/2003			6/30/2005			
73-04	6/30/2003			6/30/2005			
73-05	6/30/2003			6/30/2005			
73-06	6/30/2003			6/30/2005			
73-07	6/30/2003			6/30/2005			
73-08	6/30/2003			6/30/2005			
73-10	6/30/2003			6/30/2005			
73-11	6/30/2003			6/30/2005			
73-12	6/30/2003			6/30/2005			
73-13	6/30/2003			6/30/2005			
73-17	6/30/2003			6/30/2005			
73-18	6/30/2003			6/30/2005			
73-19	6/30/2003			6/30/2005			

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

PHA Name: Housing Authority of the City of Tulsa Tulsa, Oklahoma	Grant Type & Number [] Capital Fund Program, Grant No: _____ [X] Replacement Housing Factor Grant No: OK56R07350102	Federal FY of Grant: 2002
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[] Original Annual Statement [] Reserve for Disasters/Emergencies [X] Performance and Evaluation Report for Period Ending: 12/31/02	[] Revised Annual Statement No. _____ [] Final Performance and Evaluation Report
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operating Expenses	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -
	Management Improvements Hard Costs	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ 28,623.00	\$ 28,623.00	\$ -	\$ -
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$ -	\$ -	\$ -	\$ -
21	Amount of Annual Grant (Sum Of Lines 1-20)	\$ 28,623.00	\$ 28,623.00	\$ -	\$ -
	Amount of line 20 related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 related to Security - Soft Costs				
	Amount of line 20 related to Security - Hard Costs				
	Amount of line 20 related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date

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

Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
73-19	<u>SCATTERED SITE TOTAL</u>				\$ 28,623.00	\$ 28,623.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		1450		\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>		1460		\$ -	\$ -	\$ -	\$ -	
	<u>DEVELOPMENT ACTIVITIES</u>		1499		\$ 28,623.00	\$ 28,623.00	\$ -	\$ -	
	Development of Replacement Housing				\$ 28,623.00	\$ 28,623.00	-	-	
	CONTINGENCY								
	TOTAL BUDGET				\$ 28,623.00	\$ 28,623.00			

Annual Statement / Performance and Evaluation Report

2002 RHF

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**Part III: Implementation Schedule**

Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-19 Scattered Sites	6/30/2004			6/30/2006			

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

PHA Name: Housing Authority of the City of Tulsa Tulsa, Oklahoma	Grant Type & Number [X] Capital Fund Program, Grant No: OK56P07350102 [] Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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[] Original Annual Statement [] Reserve for Disasters/Emergencies	[] Revised Annual Statement No. ____
[X] Performance and Evaluation Report for Period Ending: 12/31/02	[] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operating Expenses	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ 491,500.00	\$ 491,500.00	\$ 491,500.00	\$ 3,864.78
4	1410 Administration	\$ 406,000.00	\$ 406,000.00	\$ 406,000.00	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -
8	1440 Site Acquisition		\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 413,450.00	\$ 413,450.00	\$ -	\$ -
10	1460 Dwelling Structures	\$ 2,320,280.00	\$ 2,175,361.00	\$ -	\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 307,120.00	\$ 307,120.00	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 365,700.00	\$ 365,700.00	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities			\$ -	\$ -
19	1501 Collaaterization or Debt Service				
20	1502 Contingency	\$ 78,358.00	\$ 78,358.00	\$ -	\$ -
21	Amount of Annual Grant (Sum Of Lines 1-20)	\$ 4,442,408.00	\$ 4,297,489.00	\$ 897,500.00	\$ 3,864.78
	Amount of line 20 related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 related to Security - Soft Costs				
	Amount of line 20 related to Security - Hard Costs	578,380.00	578,380.00		
	Amount of line 20 related to Energy Conservation Measures	789,930.00	789,930.00		
	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Captial Fund Program Grant No: OK56P07350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
					Original	Revised	Funds Obligated	Funds Expended	Status of Work
H/A WIDE ACTIVITIES	<u>OPERATING EXPENSES</u>		1406		\$ -	\$ -			
					\$ -	\$ -			
	<u>MANAGEMENT IMPROVEMENTS</u>		1408		\$ 491,500.00	\$ 491,500.00	\$ 491,500.00	\$ 3,864.78	
	<u>MANAGEMENT IMPROV. SOFT COST</u>				\$ 491,500.00	\$ 491,500.00	\$ 3,864.78	\$ 3,864.78	
	Security		140802		\$ 118,000.00	\$ 118,000.00	3,864.78	3,864.78	
	Salaries		140803		\$ 150,000.00	\$ 150,000.00			
	Staff Training		140805		\$ 9,500.00	\$ 9,500.00			
	Computer Software		140806		\$ 32,000.00	\$ 32,000.00			
	Facility Officers		140808	7	\$ 182,000.00	\$ 182,000.00			
	<u>ADMINISTRATION</u>		1410		\$ 406,000.00	\$ 406,000.00	\$ 406,000.00	\$ -	
	Salaries - NonTechnical		141001	1	\$ 50,400.00	\$ 50,400.00			
	Salaries - Technical		141002	7	\$ 265,000.00	\$ 265,000.00			
	Benefits		141003	8	\$ 75,600.00	\$ 75,600.00			
	Sundry Admin Costs		141019		\$ 15,000.00	\$ 15,000.00			
					\$ -	\$ -			
	<u>FEES AND COSTS</u>		1430		\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	
	A/E Fees		143001		\$ 30,000.00	\$ 30,000.00			
	Consulting Fees		143002		\$ 30,000.00	\$ 30,000.00			
73-00	<u>CENTRAL OFFICE</u>				\$ 363,820.00	\$ 363,820.00	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>		1465	189 units 75	\$ 122,120.00	\$ 122,120.00	\$ -	\$ -	
	Ranges & Refrigerators		146503		\$ 102,120.00	\$ 102,120.00			
	Replacement Window A/C Units		146504		\$ 20,000.00	\$ 20,000.00			
	<u>NON DWELLING STRUCTURES</u>		1470		\$ -	\$ -	\$ -	\$ -	
	Roof Replacement		147001						
	Corridor Carpet Replacement		147003						
	Central Maintenance Facility Renovation		147004						
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 241,700.00	\$ 241,700.00	\$ -	\$ -	
	Computer hardware		147501		\$ 9,100.00	\$ 9,100.00			
	Copiers		147502	5	\$ 12,500.00	\$ 12,500.00			

Part II: Supporting Pages

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Part II: Supporting Pages

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: OK56P07350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
—	Dumpster Enclosures		145008	2					
	Playground Equipment		145009		\$ 10,000.00	\$ 10,000.00			
	Water Meter Can & Valve Replacement		145010						
	Landscaping		145011		\$ 5,000.00	\$ 5,000.00			
	<u>DWELLING STRUCTURES</u>		1460	2500 ft. ²	\$ 54,000.00	\$ 54,000.00	\$ -	\$ -	
	Siding & Trim		146002						
	Roof Replacement		146004						
	Termite Treatment		146007						
	Bathroom Renovations		146008	30					
	Heater Replaement		146010		\$ 54,000.00	\$ 54,000.00			
	Replace Hot Water Tanks		146011						
	Kitchen Renovations		146013						
	Gutter Installation		146014	2					
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 17,500.00	\$ 17,500.00	\$ -	\$ -	
	Rooftop HVAC Upgrade		147510		\$ 12,500.00	\$ 12,500.00			
	Security Equipment		147511		\$ 5,000.00	\$ 5,000.00			
73-06	<u>TOTAL MOHAWK MANOR</u>				\$ 336,300.00	\$ 336,300.00	\$ -	\$ -	
—	<u>SITE IMPROVEMENTS</u>		1450		\$ 37,800.00	\$ 37,800.00	\$ -	\$ -	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00	\$ 2,400.00			
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00	\$ 2,400.00			
	Wrought Iron & Chain Link Fencing		145004	150 LF	\$ 5,000.00	\$ 5,000.00			
	Brick Replacement & Tuckpointing		145006	12 LF	\$ 3,000.00	\$ 3,000.00			
	Dumpster Enclosures		145008						
	Playground Equipment		145009	2	\$ 10,000.00	\$ 10,000.00			
	Water Meter Can & Valve Replacement		145010						
	Site Lighting		145014	5	\$ 15,000.00	\$ 15,000.00			
	<u>DWELLING STRUCTURES</u>		1460		\$ 281,000.00	\$ 281,000.00	\$ -	\$ -	
	Siding & Trim		146002						

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Painting		146003						
	Screen Doors		146006						
	Termite Treatment		146007	2 bldgs.	\$ 10,000.00	\$ 10,000.00			
	Bathroom Renovations		146008	25	\$ 50,000.00	\$ 50,000.00			
	Heater Replacement		146010	64	\$ 116,000.00	\$ 116,000.00			
	Hot Water Tank Replacement		146011	50	\$ 26,500.00	\$ 26,500.00			
	Kitchen Renovations		146013	25	\$ 62,500.00	\$ 62,500.00			
	Gutter Installation		146014						
	Porch Lighting		146015	106	\$ 16,000.00	\$ 16,000.00			
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 17,500.00	\$ 17,500.00	\$ -	\$ -	
	Rooftop HVAC Upgrade		147510	2	\$ 12,500.00	\$ 12,500.00			
	Security Equipment		147511	2 cameras	\$ 5,000.00	\$ 5,000.00			

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
73-07	<u>TOTAL HEWGLEY TERRACE</u>				\$ 82,200.00	\$ 82,200.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		<u>1450</u>		<u>\$ 7,200.00</u>	<u>\$ 7,200.00</u>	<u>\$ -</u>	<u>\$ -</u>	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00	\$ 2,400.00			
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00	\$ 2,400.00			
	Signage		145015	1	\$ 2,400.00	\$ 2,400.00			
	<u>DWELLING STRUCTURES</u>		<u>1460</u>		<u>\$ 65,000.00</u>	<u>\$ 65,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	
	Roof Replaement		146004						
	Bathroom Renovations		146008	20	\$ 15,000.00	\$ 15,000.00			
	Kitchen Renovations		146013	15	\$ 50,000.00	\$ 50,000.00			
	<u>DWELLING EQUIPMENT</u>		<u>1465</u>		<u>\$ 10,000.00</u>	<u>\$ 10,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	
	Piping Insulation Replacement		146502						
	Security Equipment		147511	2	\$ 5,000.00	\$ 5,000.00			
	FireSystem Upgrade		146512	20%	\$ 5,000.00	\$ 5,000.00			
73-08	<u>TOTAL RIVERVIEW PARK</u>				\$ 346,900.00	\$ 346,900.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		<u>1450</u>		<u>\$ 48,800.00</u>	<u>\$ 48,800.00</u>	<u>\$ -</u>	<u>\$ -</u>	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00	\$ 2,400.00			
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00	\$ 2,400.00			
	Sewerline Replacement		1445005	200'	\$ 20,000.00	\$ 20,000.00			
	Dumpster Enclosures		145008						
	Playground Equipment		145009	3	\$ 15,000.00	\$ 15,000.00			
	Water Meter Can & Valve Replacement		145010	19 bldg	\$ 9,000.00	\$ 9,000.00			
	Office landscaping		145011						
	<u>DWELLING STRUCTURES</u>		<u>1460</u>		<u>\$ 280,600.00</u>	<u>\$ 280,600.00</u>	<u>\$ -</u>	<u>\$ -</u>	
	Windows & Screens		146001						
	Siding & Trim		146002						

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: OK56P07350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
—	Roof Replaement		146004						
	Entry Doors		146006						
	Termite Treatment		146007						
	Bathroom Renovations		146008	33	\$ 65,000.00	\$ 65,000.00			
	Heater Replacement		146010	48	\$ 125,000.00	\$ 125,000.00			
	Hot Water Tank Replacement		146011						
	Kitchen Renovations		146013	33	\$ 85,000.00	\$ 85,000.00			
	Gutter Installation		146014						
	Porch Lighting		146015						
	Sillcocks		146016	75	\$ 5,600.00	\$ 5,600.00			
	Upgrade Main Building Electrical		146017						
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 17,500.00	\$ 17,500.00	\$ -	\$ -	
	Rooftop HVAC Upgrade		147510	2	\$ 12,500.00	\$ 12,500.00			
	Security Equipment		147511	2	\$ 5,000.00	\$ 5,000.00			
73-10	<u>TOTAL SANDY PARK</u>				\$ 291,630.00	\$ 295,630.00	\$ -	\$ -	
—	<u>SITE IMPROVEMENTS</u>		1450		\$ 38,050.00	\$ 42,050.00	\$ -	\$ -	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00	\$ 2,400.00			
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00	\$ 2,400.00			
	West Chain Link Fencing		145004	500 LF	\$ 20,000.00	\$ 20,000.00			
	Gas Line Meter Install		145007	4 units	\$ 5,000.00	\$ 5,000.00			
	Dumpster Enclosures		145008						
	Playground Equipment		145009						
	Water Meter Can & Valve Replacement		145010	18 bldg	\$ 8,250.00	\$ 8,250.00			
	Office & Entry Landscaping		145011						
	Signage		145015			\$ 4,000.00			
	<u>DWELLING STRUCTURES</u>		1460		\$ 236,080.00	\$ 236,080.00	\$ -	\$ -	
	Windows & Screens		146001	22	\$ 13,200.00	\$ 13,200.00			
	Siding & Trim		146002	22	\$ 11,000.00	\$ 11,000.00			
	Roof Replaement		146004	22	\$ 44,000.00	\$ 44,000.00			
	Entry Doors		146006	22	\$ 27,280.00	\$ 27,280.00			

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
—	Termite Treatment		146007			—			
	Bathroom Renovations		146008						
	Heater Replacement		146010	55	\$ 135,000.00	\$ 135,000.00			
	Hot Water Tank Replacement		146011						
	Kitchen Renovations		146013						
	Gutter Installation		146014						
	Porch Lighting		146015						
	Sillcocks		146016	75	\$ 5,600.00	\$ 5,600.00			
	Upgrade Main Building Electrical		146017						
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 17,500.00	\$ 17,500.00	\$ -	\$ -	
	Rooftop HVAC Upgrade		147510	2	\$ 12,500.00	\$ 12,500.00			
	Security Equipment		147511	2	\$ 5,000.00	\$ 5,000.00			
73-11	<u>TOTAL OSAGE HILLS</u>								
73-12	<u>TOTAL PARKVIEW TERRACE</u>				\$ 363,000.00	\$ 363,000.00	\$ -	\$ -	
—	<u>SITE IMPROVEMENTS</u>		1450		\$ 19,800.00	\$ 19,800.00	\$ -	\$ -	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00	\$ 2,400.00			
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00	\$ 2,400.00			
	Gas Line Meter Install		145007	4 units	\$ 5,000.00	\$ 5,000.00			
	Dumpster Enclosures		145008						
	Playground Equipment		145009	2	\$ 10,000.00	\$ 10,000.00			
	Water Meter Can & Valve Replacement		145010						
	Office & Entry Landscaping		145011						
	<u>DWELLING STRUCTURES</u>		1460		\$ 338,200.00	\$ 338,200.00	\$ -	\$ -	
	Roof Replacement		146004	6	\$ 31,250.00	\$ 31,250.00			
	Floor Tiles		146005	16 units	\$ 50,000.00	\$ 50,000.00			
	Entry Doors		146006	30	\$ 40,000.00	\$ 40,000.00			
	Termite Treatment		146007						
	Bathroom Renovations		146008	33	\$ 65,000.00	\$ 65,000.00			
	Air Conditioning		146010						

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Heaters		146010	24	\$ 50,000.00	\$ 50,000.00			
	Hot Water Tank Replacement		146011						
	Kitchen Renovations		146013	33	\$ 85,000.00	\$ 85,000.00			
	Gutter Installation		146014						
	Porch Lighting		146015	113	\$ 16,950.00	\$ 16,950.00			
	Sillcocks		146016						
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Security Equipment		147511	2 cameras	\$ 5,000.00	\$ 5,000.00			
73-13	<u>TOTAL LAFORTUNE TOWER</u>				\$ 350,000.00	\$ 350,000.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		1450		\$ 109,000.00	\$ 109,000.00	\$ -	\$ -	
	Parking & Paving		145002	400 ft. ²	\$ 2,000.00	\$ 2,000.00			
	Drainage/Site Improvements		145003	1000 ft. ²	\$ 2,000.00	\$ 2,000.00			
	Masonry Fence Repair/Replacement		145006	20 units	\$ 77,000.00	\$ 77,000.00			
	Gas System Upgrade		145007	12	\$ 5,000.00	\$ 5,000.00			
	Dumpster Enclosure		145008	1	\$ 15,000.00	\$ 15,000.00			
	Landscaping		145011	2500 ft. ²	\$ 5,000.00	\$ 5,000.00			
	Irrigation System		145012						
	Signage		145015	2	\$ 3,000.00	\$ 3,000.00			
	<u>DWELLING STRUCTURES</u>		1460		\$ 76,000.00	\$ 76,000.00	\$ -	\$ -	
	Corridor Floor Tiles		146005						
	Brick/Tuckpointing		146006						
	Cottages Hot Water Tank Replacement		146011						
	Corridor/Laundry painting		146012						
	Stairwell painting		146012						
	Corridor Walls & Ceiling Upgrade		146012						
	Kitchen Renovations		146013	11	\$ 50,000.00	\$ 50,000.00			
	Replace Exit & Corridor Lighting		146015	30%	\$ 8,000.00	\$ 8,000.00			
	1st Floor Window Glazing Replacement		146019						
	Basement Elevator		146020	1	\$ 18,000.00	\$ 18,000.00			
	<u>DWELLING EQUIPMENT</u>		1465		\$ 165,000.00	\$ 165,000.00	\$ -	\$ -	
	Security Equipment		147511	2	\$ 5,000.00	\$ 5,000.00			

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Domestic Water Piping		146511	15%	\$120,000.00	\$120,000.00			
	Fire System Upgrade		146512	20%	\$5,000.00	\$5,000.00			
	Compactor		146513	1	\$10,000.00	\$10,000.00			
	Tower Diffuser		146514	1	\$15,000.00	\$15,000.00			
	Roof Vents		146515	1 bldg.	\$10,000.00	\$10,000.00			
73-17	TOTAL SOUTH HAVEN MANOR				\$ 181,800.00	\$ 181,800.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		<u>1450</u>		<u>\$ 19,800.00</u>	<u>\$ 19,800.00</u>	<u>\$ -</u>	<u>\$ -</u>	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00	\$ 2,400.00			
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00	\$ 2,400.00			
	Fencing - Creek & Playground		145004						
	Playground Equipment		145009	2	\$ 10,000.00	\$ 10,000.00			
	Water Meter Can & Valve Replacement		145010						
	Landscaping		145011	2500 ft. ²	\$ 5,000.00	\$ 5,000.00			
	Signage		145015						
	<u>DWELLING STRUCTURES</u>		<u>1460</u>		<u>\$ 148,000.00</u>	<u>\$ 148,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	
	Roofing		146004	20	\$ 50,000.00	\$ 50,000.00			
	Corridor Floor Tiles		146005	24 units	\$ 50,000.00	\$ 50,000.00			
	Termite Treatment		146007						
	Heating		146010	24	\$ 48,000.00	\$ 48,000.00			
	Hot Water Tank Replacement		146011						
	Gutter Installation		146014						
	Porch Lighting		146015						
	Sillcocks		146016						
	Upgrade Main Building electrical		146017						
	<u>NON DWELLING EQUIPMENT</u>		<u>1475</u>		<u>\$ 14,000.00</u>	<u>\$ 14,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	
	Rooftop HVAC Upgrade		147510	2 units	\$ 9,000.00	\$ 9,000.00			
	Security Equipment		147511	2 cameras	\$5,000.00	\$5,000.00			
73-18	TOTAL EAST CENTRAL VILLAGE				\$ 254,100.00	\$ 276,181.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>		<u>1450</u>		<u>\$ 23,800.00</u>	<u>\$ 23,800.00</u>	<u>\$ -</u>	<u>\$ -</u>	
	Parking & Paving		145002	480 ft. ²	\$ 2,400.00	\$ 2,400.00			
	Drainage/Site Improvements		145003	2400 ft. ²	\$ 2,400.00	\$ 2,400.00			

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: OK56P07350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
					Original	Revised	Funds Obligated	Funds Expended	Status of Work
	Fencing		145004						
	Dumpster Enclosures		145008						
	Playground Equipment		145009	2	\$ 10,000.00	\$ 10,000.00			
	Water Meter Can & Valve Replacement		145010						
	Office Landscaping		145011	2500 ft. ²	\$ 5,000.00	\$ 5,000.00			
	Signage		145015	2	\$ 4,000.00	\$ 4,000.00			
	<u>DWELLING STRUCTURES</u>		1460		\$ 212,800.00	\$ 234,881.00	\$ -	\$ -	
	Windows & Screens		146001	14	\$ 25,800.00	\$ 25,800.00			
	Siding &Trim		146002	14	\$ 10,000.00	\$ 10,000.00			
	Floor Tiles		146005	17	\$ 50,000.00	\$ 50,000.00			
	Entry Doors		146006	14	\$ 14,500.00	\$ 14,500.00			
	Termite Treatment		146007						
	Bathroom Remodel		146008	20	\$ 50,000.00	\$ 50,000.00			
	Kitchen Renovations		146013	20	\$ 62,500.00	\$ 62,500.00			
	Gutter Installation		146014			\$ 22,081.00			
	Porch Lighting		146015						
	<u>NON DWELLING EQUIPMENT</u>		1475		\$ 17,500.00	\$ 17,500.00	\$ -	\$ -	
	HVAC Upgrade		147510	2	\$ 12,500.00	\$ 12,500.00			
	Security Equipment		147511	2 cameras	\$5,000.00	\$5,000.00			
73-19	<u>TOTAL SCATTERED SITES</u>				\$ 294,100.00	\$ 294,100.00			
	<u>SITE IMPROVEMENTS</u>		1450		\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	
	Parking & Paving		145002	4 units	\$ 10,000.00	\$ 10,000.00			
	Drainage/Site Improvements		145003	5000 ft. ²	\$ 10,000.00	\$ 10,000.00			
	Fencing		145004	8 units	\$ 10,000.00	\$ 10,000.00			
	<u>DWELLING STRUCTURES</u>		1460		\$ 264,100.00	\$ 264,100.00	\$ -	\$ -	
	Windows & Screens		146001	20	\$ 27,600.00	\$ 27,600.00			
	Siding &Trim		146002	20	\$ 65,000.00	\$ 65,000.00			
	Replace Roofing		146004	20	\$ 31,500.00	\$ 31,500.00			
	Entry Doors		146006	20	\$ 20,000.00	\$ 20,000.00			
	Termite Treatment		146007						
	HVAC Installation		146010	20	\$ 90,000.00	\$ 90,000.00			

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

Part II: Supporting Pages

PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Captial Fund Program Grant No: OK56P07350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Electrical Upgrade		146017	20	\$ 30,000.00	\$ 30,000.00			
	CONTINGENCY				\$78,358.00				
	Work Items				<u>\$4,219,131.00</u>				
	TOTAL BUDGET				<u>\$4,297,489.00</u>				

Annual Statement / Performance and Evaluation Report							2002 CFP
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: TULSA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OK56P07350102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002
Development Number / Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
HA-Wide Activities	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-00	6/30/2004	9/30/2002		6/30/2006			
73-03	6/30/2004	9/30/2002		6/30/2006			
73-04	6/30/2004	9/30/2002		6/30/2006			
73-04	6/30/2004	9/30/2002		6/30/2006			
73-05	6/30/2004	9/30/2002		6/30/2006			
73-06	6/30/2004	9/30/2002		6/30/2006			
73-07	6/30/2004	9/30/2002		6/30/2006			
73-08	6/30/2004	9/30/2002		6/30/2006			
73-10	6/30/2004	9/30/2002		6/30/2006			
73-11	6/30/2004	9/30/2002		6/30/2006			
73-12	6/30/2004	9/30/2002		6/30/2006			
73-13	6/30/2004	9/30/2002		6/30/2006			
73-17	6/30/2004	9/30/2002		6/30/2006			
73-18	6/30/2004	9/30/2002		6/30/2006			
73-19	6/30/2004	9/30/2002		6/30/2006			

Annual Statement /
Performance and Evaluation Report

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

Part I: Summary
Comprehensive Grant Program (CGP)

OMB Approval NO. 2577-0157 (Exp. 7/31/95)

HA Name	The Housing Authority of the City of Tulsa	Comprehensive Grant Number	OK56P07370999	FFY of Grant Approval	1999
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__ Original Annual Statement __ Reserve for Disasters/Emergencies __ _ Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Year Ending 12/31/02

_____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1408 Management Improvements	\$ 434,036.33	\$ 331,838.98	\$ 331,838.98	\$ 331,838.98
2a	1406 Operating Expenses				
3	1410 Administration	\$ 349,446.08	\$ 343,588.04	\$ 343,588.04	\$ 343,588.04
4	1411 Audit				
5	1415 Liquidated Damages				
6	1430 Fees and Costs	\$ 55,000.00	\$ 20,176.53	\$ 20,176.53	\$ 20,176.53
7	1440 Site Acquisition				
8	1450 Site Improvement	\$ 131,200.00	\$ 227,840.84	\$ 227,840.84	\$ 227,840.84
9	1460 Dwelling Structures	\$ 2,073,428.00	\$ 2,014,593.55	\$ 2,014,593.55	\$ 2,014,593.55
10	1465.1 Dwelling Equipment-Nonexpendable	\$ 293,280.00	\$ 275,823.64	\$ 275,823.64	\$ 275,823.64
11	1470 Nondwelling Structures	\$ 620,000.00	\$ 709,340.17	\$ 709,340.17	\$ 709,340.17
12	1475 Nondwelling Equipment	\$ 42,250.00	\$ 109,136.25	\$ 109,136.25	\$ 109,136.25
13	1495.1 Relocation Costs				
14	1490 Replacement Reserve				
15	1502 Contingency (may not exceed 8% of line 16)	\$ 33,697.59	\$ -	\$ -	\$ -
16	Amount of Annual Grant (Sum Of Lines 2-15)	\$ 4,032,338.00	\$ 4,032,338.00	\$ 4,032,338.00	\$ 4,032,338.00
17	Amount of line 16 related to LBP Activities	\$ -	\$ -	\$ -	\$ -
18	Amount of line 16 Related to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -
19	Amount of line 16 related to Security	\$ 829,668.00	\$ 1,070,405.93	\$ 1,070,405.93	\$ 1,070,405.93
20	Amount of line 16 related to Energy Conservation Measures	\$ 1,049,296.03	\$ 1,294,645.41	\$ 1,294,645.41	\$ 1,294,645.41

(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.

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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Annual Statement /
Performance and Evaluation Report

Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

OMB Approval NO. 2577-0157 (Exp. 7/31/95)

Development Number/Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost	Total Actual Cost			Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
H/A WIDE ACTIVITIES	<u>OPERATING EXPENSES</u>	1406					
	<u>MANAGEMENT IMPROVEMENTS</u>	1408	\$434,036.33	\$ 331,838.98	\$ 331,838.98	\$ 331,838.98	
	SECURITY	419102	\$ 300,000.00	\$ 130,940.26	\$ 130,940.26	\$ 130,940.26	
	STAFF TRAINING	419105	\$ 5,000.00	\$ 2,305.51	\$ 2,305.51	\$ 2,305.51	
	COMPUTER SOFTWARE	419106	\$ 6,000.00	\$ 6,824.75	\$ 6,824.75	\$ 6,824.75	
	SALARIES	419103	\$ 103,036.33	\$ 131,768.46	\$ 131,768.46	\$ 131,768.46	
	FACILITIES OFFICERS	419108	\$ -	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	
	<u>ADMINISTRATION</u>	1410	\$ 349,446.08	\$ 343,588.04	\$ 343,588.04	\$ 343,588.04	
	SALARIES-NONTECHNICAL	141001	\$ 30,000.00	\$ 40,500.00	\$ 40,500.00	\$ 40,500.00	
	SALARIES-TECHNICAL	141002	\$ 226,084.56	\$ 230,735.94	\$ 230,735.94	\$ 230,735.94	
	BENEFITS	141009	\$ 85,361.52	\$ 64,855.58	\$ 64,855.58	\$ 64,855.58	
	SUNDRY	141019	\$ 8,000.00	\$ 7,496.52	\$ 7,496.52	\$ 7,496.52	
	<u>FEES AND COSTS</u>	1430	\$ 55,000.00	\$ 20,176.53	\$ 20,176.53	\$ 20,176.53	
	A/E FEES	143001	\$ 30,000.00	14,986.53	14,986.53	14,986.53	
	CONSULTANT FEES	143002	\$ 25,000.00	\$ 5,190.00	\$ 5,190.00	\$ 5,190.00	
73-00	<u>CENTRAL OFFICE</u>		\$ 530,250.00	\$ 611,304.51	\$ 611,304.51	\$ 611,304.51	
	<u>DWELLING EQUIPMENT</u>	1465	\$ 20,000.00	\$ -	\$ -	\$ -	
	REPLACEMENT WEST ROOF AREA	146504	\$ 20,000.00	\$ -			
	<u>NON-DWELLING STRUCTURES</u>	1470	\$ 468,000.00	\$ 555,455.00	\$ 555,455.00	\$ 555,455.00	
	REPLACEMENT WAREHOUSE ROOF	147001	\$ 18,000.00	37,702.42	37,702.42	37,702.42	
	HVAC UNIT REPLACEMENT	147002		\$ 8,050.00	\$ 8,050.00	\$ 8,050.00	
	CENTRAL OFFICE RENOVATIONS	147005	\$ 450,000.00	\$ 509,702.58	\$ 509,702.58	509,702.58	
	<u>NON-DWELLING EQUIPMENT</u>	1475	\$ 42,250.00	\$ 55,849.51	\$ 55,849.51	\$ 55,849.51	
	COMPUTER HARDWARE	147501	\$ 42,250.00	\$ 40,574.51	\$ 40,574.51	\$ 40,574.51	
	VEHICLE REPLACEMENT	147507	\$ -	\$ 15,275.00	\$ 15,275.00	\$ 15,275.00	
73-01	<u>TOTAL SEMINOLE HILLS</u>		\$ -	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450	\$ -	\$ -	-		

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			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-03	<u>TOTAL COMANCHE PARK</u>		\$ 14,800.00	\$ 77,464.74	\$ 77,464.74	\$ 77,464.74	
	<u>SITE IMPROVEMENTS</u>	1450	\$ 4,800.00	\$ 24,178.00	\$ 24,178.00	\$ 24,178.00	
	PARKING / PAVING	145002	\$ -	2,000.00	2,000.00	2,000.00	
	DRAINAGE/SITE IMPROVEMENTS	145003	\$ 4,800.00	20,908.00	20,908.00	20,908.00	
	GAS LINE METER INSTALL	145007	\$ -	\$ 1,270.00	\$ 1,270.00	\$ 1,270.00	
	<u>DWELLING STRUCTURES</u>	1460	\$ 10,000.00	\$ -	\$ -	\$ -	
	TERMITE TREATMENT	146007	\$ 10,000.00	\$ -			
	<u>NON DWELLING EQUIPMENT</u>	1475	\$ -	\$ 53,286.74	\$ 53,286.74	\$ 53,286.74	
	COMMUNITY SECURITY EQUIPMENT	147503	\$ -	\$ 53,286.74	\$ 53,286.74	53,286.74	
73-04	<u>PIONEER PLAZA TOTAL</u>		\$ 275,760.00	\$ 203,089.01	\$ 203,089.01	\$ 203,089.01	
	<u>DWELLING STRUCTURES</u>	1460	\$ 95,000.00	\$ 23,664.00	\$ 23,664.00	\$ 23,664.00	
	PLUMBING RISERS	146011	\$ 40,000.00	\$ 23,664.00	\$ 23,664.00	\$ 23,664.00	
	EXTERIOR REPAIRS	146002	\$ 55,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465	\$ 70,760.00	\$ 50,953.57	\$ 50,953.57	\$ 50,953.57	
	REFRIGERATOR & RANGES	146503	\$ 35,760.00	\$ 31,736.00	\$ 31,736.00	\$ 31,736.00	
	SECURITY CAMERAS	146506	\$ -	\$ 19,217.57	\$ 19,217.57	\$ 19,217.57	
	REPLACE EMERGENCY GENERATOR	146507	\$ 35,000.00	\$ -	\$ -	\$ -	
	<u>NONDWELLING STRUCTURES</u>	1470	\$ 110,000.00	\$ 128,471.44	\$ 128,471.44	\$ 128,471.44	
	LOBBY RENOVATIONS	147003	\$ 110,000.00	\$ 128,471.44	\$ 128,471.44	\$ 128,471.44	
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Development Number/Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost	Total Actual Cost			Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-05	TOTAL APACHE MANOR		\$ 394,400.00	\$ 531,295.87	\$ 531,295.87	\$ 531,295.87	
	<u>SITE IMPROVEMENTS</u>	1450	<u>\$ 2,400.00</u>	<u>\$ 52,808.30</u>	<u>\$ 52,808.30</u>	<u>\$ 52,808.30</u>	
	PARKING / PAVING	145002	\$ -	\$ 500.00	\$ 500.00	\$ 500.00	
	DRAINAGE/SITE IMPROVEMENTS	145003	\$ 2,400.00	50,938.30	50,938.30	50,938.30	
	GAS LINE METER INSTALL	145007	\$ -	\$ 1,370.00	\$ 1,370.00	\$ 1,370.00	
	<u>DWELLING STRUCTURES</u>	1460	<u>\$ 378,000.00</u>	<u>\$ 467,073.84</u>	<u>\$ 467,073.84</u>	<u>\$ 467,073.84</u>	
	REPLACE EXT. SIDING & TRIM	146002	\$ 222,141.22	\$ 160,263.13	\$ 160,263.13	\$ 160,263.13	
	EXTERIOR PAINTING	146003	\$ 81,330.75	\$ 103,867.15	\$ 103,867.15	\$ 103,867.15	
	REPLACE ROOFING	146004	\$ 64,528.03	\$ 69,538.16	\$ 69,538.16	\$ 69,538.16	
	ENTRY DOORS	146006	\$ -	8,145.30	8,145.30	8,145.30	
	TERMITE TREATMENT	146007	\$ 10,000.00	\$ -	-	-	
	INSTALL AIR CONDITIONING	146010	\$ -	117,854.70	117,854.70	117,854.70	
	PLUMBING	146011	\$ -	7,405.40	7,405.40	7,405.40	
	<u>NONDWELLING STRUCTURES</u>	1470	<u>\$ 14,000.00</u>	<u>\$ 11,413.73</u>	<u>\$ 11,413.73</u>	<u>\$ 11,413.73</u>	
	COMMUNITY BLDG RENOVATIONS	147004	\$ 14,000.00	\$ 11,413.73	\$ 11,413.73	\$ 11,413.73	
73-06	TOTAL MOHAWK MANOR		\$ 199,360.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450	<u>\$ 7,200.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
	REPLACE SIDEWALKS/PARKING	145002	\$ 4,800.00	\$ -			
	DRAINAGE/SITE IMPROVEMENTS	145003	\$ 2,400.00	\$ -			
	<u>DWELLING STRUCTURES</u>	1460	<u>\$ 192,160.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
	REPAIR/REPLACE SIDING & TRIM	146002	\$ 44,000.00	\$ -			
	EXTERIOR PAINTING	146003	\$ 25,000.00	\$ -			
	REPLACE ROOFING	146004	\$ 85,000.00	\$ -			
	ENTRY DOORS	146006	\$ 28,160.00	\$ -			
	TERMITE TREATMENT	146007	\$ 10,000.00	\$ -			
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			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-07	<u>TOTAL HEWGLEY TERRACE</u>		\$ 166,760.00	\$ 171,221.45	\$ 171,221.45	\$ 171,221.45	
	<u>DWELLING EQUIPMENT</u>	1465	<u>\$ 166,760.00</u>	<u>\$ 171,221.45</u>	<u>\$ 171,221.45</u>	<u>\$ 171,221.45</u>	
	WINDOW REPLACEMENT	146001		\$ -	\$ -	\$ -	
	HALLWAY RENOVATIONS/PAINT	146012		\$ 3,143.54	\$ 3,143.54	\$ 3,143.54	
	REPLACE ROOFING	146004	\$ -	\$ 16,250.00	\$ 16,250.00	\$ 16,250.00	
	REFRIGERATOR & RANGES	146503	\$ 35,760.00	\$ 31,417.00	\$ 31,417.00	\$ 31,417.00	
	REPLACE THRU-WALL AIR COND.	146504	\$ 131,000.00	\$ 116,990.00	\$ 116,990.00	\$ 116,990.00	
	TRASH COMPACTOR	146505		3,420.91	3,420.91	3,420.91	
	BOILER UPGRADES	146502		-	-		
73-08	<u>TOTAL RIVERVIEW PARK</u>		\$ 534,194.00	\$ 378,967.00	\$ 378,967.00	\$ 378,967.00	
	<u>SITE IMPROVEMENTS</u>	1450	<u>\$ 77,200.00</u>	<u>\$ 33,565.00</u>	<u>\$ 33,565.00</u>	<u>\$ 33,565.00</u>	
	REPLACE SIDEWALKS/PARKING	145002	\$ 4,800.00	\$ -			
	DRAINAGE/SITE IMPROVEMENTS	145003	\$ 2,400.00	\$ 82.00	\$ 82.00	\$ 82.00	
	WROUGHT IRON FENCING	145004	\$ 70,000.00	\$ 33,483.00	\$ 33,483.00	\$ 33,483.00	
	<u>DWELLING STRUCTURES</u>	1460	<u>\$ 442,994.00</u>	<u>\$ 331,402.00</u>	<u>\$ 331,402.00</u>	<u>\$ 331,402.00</u>	
	WINDOWS & SCREENS	146001	\$ 33,884.00	\$ 78,920.93	\$ 78,920.93	\$ 78,920.93	
	REPAIR/REPLACE SIDING & TRIM	146002	\$ 279,260.00	\$ 138,786.64	\$ 138,786.64	\$ 138,786.64	
	EXTERIOR PAINT	146003	\$ -	\$ 32,406.72	\$ 32,406.72	\$ 32,406.72	
	REPLACE ROOFING	146004	\$ 30,250.00	\$ -	\$ -	\$ -	
	ENTRY DOORS	146006	\$ 89,600.00	\$ 81,287.71	\$ 81,287.71	\$ 81,287.71	
	TERMITE TREATMENT	146007	\$ 10,000.00	\$ -	\$ -	\$ -	
	<u>NONDWELLING STRUCTURES</u>	1470	<u>\$ 14,000.00</u>	<u>\$ 14,000.00</u>	<u>\$ 14,000.00</u>	<u>\$ 14,000.00</u>	
	COMMUNITY CENTER RENOVATIONS	147004	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	
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			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-10	SANDY PARK TOTAL		\$ 136,360.00	\$ 165,865.18	\$ 165,865.18	\$ 165,865.18	
	<u>SITE IMPROVEMENTS</u>	1450	<u>\$ 7,200.00</u>	<u>\$ 3,770.00</u>	<u>\$ 3,770.00</u>	<u>\$ 3,770.00</u>	
	REPLACE SIDEWALKS/PARKING	145002	\$ 4,800.00	\$ -			
	DRAINAGE/SITE IMPROVEMENTS	145003	\$ 2,400.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	
	GAS LINE METER INSTALL	145007	\$ -	\$ 1,270.00	\$ 1,270.00	\$ 1,270.00	
	<u>DWELLING STRUCTURES</u>	1460	<u>\$ 129,160.00</u>	<u>\$ 159,508.38</u>	<u>\$ 159,508.38</u>	<u>\$ 159,508.38</u>	
	WINDOWS/SCREENS	146001	\$ 36,400.00	\$ 64,672.72	\$ 64,672.72	\$ 64,672.72	
	REPLACE SIDING & TRIM	146002	\$ -	\$ 1,200.80	\$ 1,200.80	\$ 1,200.80	
	PAINTING	146003	\$ -	\$ 2,401.60	\$ 2,401.60	\$ 2,401.60	
	REPLACE ROOFING	146004	\$ 54,600.00	\$ 58,856.80	\$ 58,856.80	\$ 58,856.80	
	ENTRY DOORS	146006	\$ 28,160.00	\$ 32,376.46	\$ 32,376.46	\$ 32,376.46	
	TERMITE TREATMENT	146007	\$ 10,000.00	\$ -			
	<u>DWELLING EQUIPMENT</u>	1465	<u>\$ -</u>	<u>\$ 2,586.80</u>	<u>\$ 2,586.80</u>	<u>\$ 2,586.80</u>	
	EXHAUST FANS	146502	\$ -	\$ 2,586.80	\$ 2,586.80	\$ 2,586.80	
73-12	PARKVIEW TERRACE TOTAL		\$ 123,650.00	\$ 110,306.77	\$ 110,306.77	\$ 110,306.77	
	<u>SITE IMPROVEMENTS</u>	1450	<u>\$ 7,200.00</u>	<u>\$ 1,270.00</u>	<u>\$ 1,270.00</u>	<u>\$ 1,270.00</u>	
	REPLACE SIDEWALKS/PARKING	145002	\$ 4,800.00	\$ -			
	DRAINAGE/SITE IMPROVEMENTS	145003	\$ 2,400.00	\$ -			
	GAS LINE METER INSTALL	145007	\$ -	\$ 1,270.00	\$ 1,270.00	\$ 1,270.00	
	<u>DWELLING STRUCTURES</u>	1460	<u>\$ 116,450.00</u>	<u>\$ 103,322.58</u>	<u>\$ 103,322.58</u>	<u>\$ 103,322.58</u>	
	REPLACE ROOFING	146004	\$ 31,250.00	23,762.02	23,762.02	23,762.02	
	REPLACE FLOOR TILE	146005	\$ 50,000.00	\$ -			
	ENTRY DOORS	146006	\$ 35,200.00	79,560.56	79,560.56	79,560.56	
	<u>DWELLING EQUIPMENT</u>	1465	<u>\$ -</u>	<u>\$ 5,714.19</u>	<u>\$ 5,714.19</u>	<u>\$ 5,714.19</u>	
	ELECTRICAL UPGRADES	146508	\$ -	\$ 5,714.19	\$ 5,714.19	\$ 5,714.19	
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			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-13	<u>LAFORTUNE TOWER TOTAL</u>		\$ 185,760.00	\$ 173,703.73	\$ 173,703.73	\$ 173,703.73	
	<u>SITE IMPROVEMENTS</u>	1450	\$ -	\$ 1,824.39	\$ 1,824.39	\$ 1,824.39	
	PAVING	145002	\$ -	\$ -	\$ -		
	REPAIR BRICK SCREENING	145006	\$ -	\$ 792.56	\$ 792.56	\$ 792.56	
	GAS METER INSTALL	145007	\$ -	\$ 1,031.83	\$ 1,031.83	\$ 1,031.83	
	<u>DWELLING STRUCTURES</u>	1460	\$ 150,000.00	\$ 130,902.34	\$ 130,902.34	\$ 130,902.34	
	REPLACE WINDOWS	146001	\$ -	\$ 10,194.00	\$ 10,194.00	\$ 10,194.00	
	REPLACE EXT. SIDING/TRIM	146002	\$ -	\$ 32,533.00	\$ 32,533.00	\$ 32,533.00	
	REPAINT EXTERIORS	146003	\$ -	\$ 13,906.00	\$ 13,906.00	\$ 13,906.00	
	REPLACE ROOFING	146004	\$ -	\$ 5,276.00	\$ 5,276.00	\$ 5,276.00	
	REPLACE ENTRY DOORS	146006	\$ -	\$ 24,706.28	\$ 24,706.28	\$ 24,706.28	
	REPLACE DOMESTIC WATER PIPING	146011	\$ 150,000.00	\$ 44,287.06	\$ 44,287.06	\$ 44,287.06	
	<u>DWELLING EQUIPMENT</u>	1465	\$ 35,760.00	\$ 40,977.00	\$ 40,977.00	\$ 40,977.00	
	REFRIGERATOR & RANGE	146503	\$ 35,760.00	31,417.00	31,417.00	31,417.00	
	TRASH COMPACTOR	145405	\$ -	9,560.00	9,560.00	9,560.00	
73-17	<u>SOUTH HAVEN MANOR TOTAL</u>		\$ 141,760.00	\$ 411,909.35	\$ 411,909.35	\$ 411,909.35	
	<u>SITE IMPROVEMENTS</u>	1450	\$ 7,200.00	\$ 16,870.50	\$ 16,870.50	\$ 16,870.50	
	REPLACE SIDEWALKS/PARKING	145002	\$ 4,800.00	3,820.94	3,820.94	3,820.94	
	DRAINAGE/SITE IMPROVEMENTS	145003	\$ 2,400.00	13,049.56	13,049.56	13,049.56	
	<u>DWELLING STRUCTURES</u>	1460	\$ 120,560.00	\$ 395,038.85	\$ 395,038.85	\$ 395,038.85	
	REPLACE WINDOWS/SCREENS	146001	\$ 36,400.00	104,893.12	104,893.12	104,893.12	
	REPLACE EXTERIOR SIDING & TRIM	146002	\$ 16,000.00	75,245.62	75,245.62	75,245.62	
	EXTERIOR PAINTING	146003	\$ -	41,011.82	41,011.82	41,011.82	
	REPLACE ROOFING	146004	\$ 40,000.00	58,500.46	58,500.46	58,500.46	
	ENTRY DOORS	146006	\$ 28,160.00	115,387.83	115,387.83	115,387.83	
	<u>NONDWELLING STRUCTURES</u>	1470	\$ 14,000.00	\$ -	\$ -	\$ -	
	COMMUNITY CENTER RENOVATIONS	147004	\$ 14,000.00	\$ -			

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73-18	EAST CENTRAL VILLAGE TOTAL		\$ 172,904.00	\$ 215,287.00	\$ 215,287.00	\$ 215,287.00	
	SITE IMPROVEMENTS	1450	\$ 10,800.00	\$ 1,636.00	\$ 1,636.00	\$ 1,636.00	
	REPLACE SIDEWALKS/PARKING	145002	\$ 4,800.00	\$ 850.00	\$ 850.00	\$ 850.00	
	DRAINAGE/SITE IMPROVEMENTS	145003	\$ 6,000.00	\$ 786.00	\$ 786.00	\$ 786.00	
	DWELLING STRUCTURES	1460	\$ 162,104.00	\$ 213,651.00	\$ 213,651.00	\$ 213,651.00	
	REPLACE WINDOWS/SCREENS	146001	\$ 47,860.00	\$ 48,103.00	\$ 48,103.00	48,103.00	
	REPLACE EXTERIOR SIDING & TRIM	146002	\$ 18,400.00	\$ 37,497.00	\$ 37,497.00	37,497.00	
	EXTERIOR PAINTING	146003	\$ -	\$ 22,267.00	\$ 22,267.00	22,267.00	
	REPLACE ROOFING	146004	\$ 25,000.00	\$ 62,325.00	\$ 62,325.00	62,325.00	
	REPLACE ENTRY DOORS	146006	\$ 20,844.00	\$ 43,459.00	\$ 43,459.00	43,459.00	
	FLOOR TILE	146005	\$ 50,000.00	\$ -			

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73-19	SCATTERED SITE TOTAL		\$ 284,200.00	\$ 286,319.84	\$ 286,319.84	\$ 286,319.84	
	SITE IMPROVEMENTS	1450	\$ 7,200.00	\$ 91,918.65	\$ 91,918.65	\$ 91,918.65	
	REPLACE SIDEWALKS/PARKING	145002	\$ 4,800.00	20,246.00	20,246.00	20,246.00	
	DRAINAGE/SITE IMPROVEMENTS	145003	\$ 2,400.00	12,586.65	12,586.65	12,586.65	
	FENCING	145004	\$ -	59,086.00	59,086.00	59,086.00	
	DWELLING STRUCTURES	1460	\$ 277,000.00	\$ 190,030.56	\$ 190,030.56	\$ 190,030.56	
	REPLACE WINDOWS/SCREENS	146001	\$ 57,000.00	54,810.80	54,810.80	54,810.80	
	REPAIR/REPLACE SIDING & TRIM	146002	\$ 44,000.00	52,568.36	52,568.36	52,568.36	
	EXTERIOR PAINT	146003	\$ 42,000.00	20,435.50	20,435.50	20,435.50	
	REPLACE ROOFING	146004	\$ 78,000.00	24,041.83	24,041.83	24,041.83	
	ENTRY DOORS	146006	\$ 46,000.00	26,660.65	26,660.65	26,660.65	
	TERMITE TREATMENT	146007	\$ 10,000.00	\$ -			
	BATHROOM RENOVATIONS	146008	\$ -	552.16	552.16	552.16	
	INTERIOR RENOVATIONS	146012	\$ -	10,494.17	10,494.17	10,494.17	
	KITCHEN RENOVATIONS	146013	\$ -	467.09	467.09	467.09	
	DWELLING EQUIPMENT	1465		\$ 4,370.63	\$ 4,370.63	\$ 4,370.63	
	ELECTRICAL UPGRADES	146508		288.74	288.74	288.74	
	OVERHEAD DOOR	146510		4,081.89	4,081.89	4,081.89	
	CONTINGENCY		\$ 33,697.59				
	Budgeted Items		\$3,998,640.41	\$4,032,338.00	\$4,032,338.00	\$4,032,338.00	
	TOTAL BUDGET		\$ 4,032,338.00	\$ 4,032,338.00	\$ 4,032,338.00	\$ 4,032,338.00	
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.			(2) To be				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Performance and Evaluation Report

Part III: Implementation Schedule Comprehensive Grant Program (CGP)

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

OMB Approval NO. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
<u>73-00, PHA-Wide</u>							
Security	Sep-01		Dec-99	Oct-02		Jan-02	
Staff Training	Sep-01			Oct-02		Jan-02	
Computer Software	Sep-01			Oct-02		Jan-02	
Salaries	Sep-01		Dec-99	Oct-02		Jan-02	
Facilities Officers	Sep-01		Dec-99	Oct-02		Jan-02	
Salaries-Technical	Sep-01		Dec-99	Oct-02		Jan-02	
Salaries-NonTechnical	Sep-01		Dec-99	Oct-02		Jan-02	
Benefits	Sep-01		Dec-99	Oct-02		Jan-02	
Sundry Admin	Sep-01			Oct-02		Jan-02	
A/E Fees	Sep-01			Oct-02		Jan-02	
Consultant Fees	Sep-01			Oct-02		Jan-02	
Replacement Warehouse Roof	Sep-01			Oct-02		Oct-01	
Central Office Renovations	Sep-01			Oct-02		Jan-02	
Computer Hardware	Sep-01		Jul-00	Oct-02		Jul-00	
Vehicle Replacement	Sep-01		Jul-00	Oct-02		Jul-00	
<u>73-03, COMANCHE PARK</u>							
Parking/Paving	Sep-01		Sep-01	Oct-02		Apr-01	
Drainage/Site Improvements	Sep-01		Sep-01	Oct-02		Apr-01	
Gas System Upgrade	Sep-01		Sep-01	Oct-02		Apr-01	
Security Equipment			Jul-01	Oct-02		Dec-01	
<u>73-04, Pioneer Plaza</u>							
Plumbing Risers	Sep-01		Apr-00	Oct-02		Apr-00	
Exterior Repairs	Sep-01		Apr-00	Oct-02		Apr-00	
Refrigerator & Ranges	Sep-01		Apr-00	Oct-02		Apr-00	
Replace Emergency Generator	Sep-01		Feb-02	Oct-02		Jul-02	
Lobby Renovations	Sep-01		Jul-00	Oct-02		Oct-01	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

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²To be completed for the Performance and Evaluation Report.

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ref handbook 7485.3

Performance and Evaluation Report

Part III: Implementation Schedule Comprehensive Grant Program (CGP)

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

OMB Approval NO. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
<u>73-05, Apache Manor</u>							
Parking/Paving	Sep-01		Jul-00	Oct-02		Apr-01	
Drainage/Site Improvements	Sep-01		Jul-01	Oct-02		Oct-01	
Gas System Upgrade	Sep-01		Sep-01	Oct-02		Apr-01	
Replace Siding & Trim	Sep-01		Jul-00	Oct-02		Jul-01	
Exterior Painting	Sep-01		Jul-00	Oct-02		Jul-01	
Replace Roofing	Sep-01		Jul-00	Oct-02		Jul-01	
Entry Doors	Sep-01		Jul-00	Oct-02		Jul-01	
Install Air Conditioning	Sep-01			Oct-02		Oct-01	
Community Bldg Renovations	Sep-01		Jul-00	Oct-02		Jul-01	
<u>73-06 Mohawk Manor</u>							
Replace Sidewalks/Parking	Sep-01			Oct-02			
Drainage/Site Improvements	Sep-01			Oct-02			
Repair Siding & Trim	Sep-01			Oct-02			
Exterior Painting	Sep-01			Oct-02			
Replace Roofing	Sep-01			Oct-02			
Entry Doors	Sep-01			Oct-02			
Termite Treatment	Sep-01			Oct-02			
<u>73-07, Hewgley Terrace</u>							
Refrigerator & Ranges	Sep-01		Apr-00	Oct-02		Apr-00	
Corridor Renovation			Jan-00			Apr-00	
Roof Replacement			Jul-01			Jul-01	
Compactor Upgrade			Jan-00			Apr-00	
Replace Thru-Wall A/C	Sep-01		Jan-00	Oct-02		Apr-01	
<u>73-08, Riverview Park</u>							
Replacement Sidewalks/Parking	Sep-01			Oct-02			
Drainage/Site Improvements	Sep-01		Sep-01			Oct-01	
Wrought Iron Fencing	Sep-01		Sep-01	Oct-02		Oct-01	
Windows & Screens	Sep-01		Jan-00	Oct-02		Jul-01	
Repair Siding & Trim	Sep-01		Jan-00	Oct-02		Jul-01	
Exterior Painting	Sep-01		Jan-00	Oct-02		Jul-01	
Replace Roofing	Sep-01		Jan-00	Oct-02		Jul-01	
Entry Doors	Sep-01		Jan-00	Oct-02		Jul-01	
Termite Treatment	Sep-01			Oct-02			
Community Bldg Renovations	Sep-01		Sep-01	Oct-02		Apr-02	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

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

2To be completed for the Performance and Evaluation Report.

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Performance and Evaluation Report

Part III: Implementation Schedule Comprehensive Grant Program (CGP)

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

OMB Approval NO. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
<u>73-10, Sandy Park</u>							
Replace Sidewalks/Parking	Sep-01			Oct-02			
Drainage/Site Improvements	Sep-01			Oct-02			
Replace Windows & Screens	Sep-01		Sep-01	Oct-02		Apr-02	
Replace Roofing	Sep-01		Sep-01	Oct-02		Apr-02	
Entry Doors	Sep-01		Sep-01	Oct-02		Apr-02	
Termite Treatment	Sep-01			Oct-02			
<u>73-12, Parkview Terrace</u>							
Replace Sidewalks/Parking	Sep-01			Oct-02			
Drainage/Site Improvements	Sep-01		Sep-01			Oct-01	
Replace Roofing	Sep-01		Jul-00	Oct-02		Jul-00	
Replace Floor Tiles	Sep-01		Apr-02	Oct-02		Apr-02	
Entry Doors	Sep-01		Sep-01	Oct-02		Apr-02	
<u>73-13, LaFortune Tower</u>							
Replace Domestic Water Piping	Sep-01		Apr-00	Oct-02		Oct-00	
Refrigerator & Ranges	Sep-01		Apr-00	Oct-02		Apr-00	
Gas System Upgrade	Sep-01		Sep-01	Oct-02		Apr-01	
Replace Windows			Oct-00			Apr-01	
Replace Siding/Trim			Oct-00			Apr-01	
Paint Exterior			Oct-00			Apr-01	
Replace Entry Doors			Oct-00			Apr-01	
Compactor Upgrade			Jan-01			Apr-01	
<u>73-17, South Haven Manor</u>							
Replace Sidewalks/Parking	Sep-01		Oct-00	Oct-02		Oct-01	
Drainage/Site Improvements	Sep-01		Oct-00	Oct-02		Oct-01	
Replace Windows & Screens	Sep-01		Oct-00	Oct-02		Oct-01	
Replace Siding & Trim	Sep-01		Oct-00	Oct-02		Oct-01	
Replace Roofing	Sep-01		Oct-00	Oct-02		Oct-01	
Entry Doors			Oct-00			Oct-01	
Community Bldg Renovations							
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

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Performance and Evaluation Report
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

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

OMB Approval NO. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
<u>73-18, East Central Village</u>							
Replace Sidewalks/Parking	Sep-01		Jul-00	Oct-02		Apr-01	
Drainage/Site Improvements	Sep-01		Jul-00	Oct-02		Apr-01	
Replace Windows & Screen	Sep-01		Jul-01	Oct-02		Apr-02	
Replace Siding & Trim	Sep-01		Jul-01	Oct-02		Apr-02	
Replace Roofing	Sep-01		Jul-01	Oct-02		Apr-02	
Entry Doors	Sep-01		Jul-01	Oct-02		Apr-02	
Replace Floor Tile	Sep-01		Apr-02	Oct-02		Apr-02	
<u>73-19, Scattered Sites</u>							
Replace Sidewalks/Parking	Sep-01		Jan-01	Oct-02		Oct-01	
Drainage/Site Improvements	Sep-01		Jan-01	Oct-02		Oct-01	
Replace Windows & Screens	Sep-01		Jan-01	Oct-02		Oct-01	
Replace Siding & Trim	Sep-01		Jan-01	Oct-02		Oct-01	
Exterior Paint	Sep-01		Jan-01	Oct-02		Oct-01	
Replace Roofing	Sep-01		Jan-01	Oct-02		Oct-01	
Entry Doors	Sep-01		Jan-01	Oct-02		Oct-01	
Termite Treatment	Sep-01			Oct-02			
Bathroom Renovations	Sep-01		Jul-01	Oct-02		Oct-01	
Interior Renovations	Sep-01		Jul-01	Oct-02		Oct-01	
Kitchen Renovations	Sep-01		Jul-01	Oct-02		Oct-01	
Electrical Upgrades	Sep-01		Jul-01	Oct-02		Oct-01	
Overhead Door	Sep-01		Jan-01	Oct-02		Oct-01	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

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²To be completed for the Performance and Evaluation Report.

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ref handbook 7485.3

RESOLUTION NO. 2530

**APPROVAL OF THE HOUSING AUTHORITY OF THE
CITY OF TULSA AGENCY PLAN**

WHEREAS, the Housing Authority of the City of Tulsa Agency Plan has been prepared to comply with the statutory requirements of the Quality Housing and Work Responsibility Act of 1998.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tulsa, does hereby approve the Agency Plan for submission to the U.S. Department of Housing & Urban Development.

Resolution adopted February 13, 2003 by the Board of Commissioners of the Housing Authority of the City of Tulsa.

Annual Statement /
Performance and Evaluation Report

Part I: Summary
Comprehensive Grant Program (CGP)

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

OMB Approval NO. 2577-0157 (Exp. 7/31/95)

HA Name	Comprehensive Grant Number	FFY of Grant Approval
The Housing Authority of the City of Tulsa	OK56P07370899	1999

___ Original Annual Statement ___ Reserve for Disasters/Emergencies _ Revised Annual Statement/Revision Number _ **X** Performance and Evaluation Report for Year Ending 12/31/02

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$ -	\$ -	\$ -	\$ -
2	1408 Management Improvements	\$ -	\$ -	\$ -	\$ -
2a	1406 Operating Expenses	\$ -	\$ -	\$ -	\$ -
3	1410 Administration	\$ -	\$ -	\$ -	\$ -
4	1411 Audit	\$ -	\$ -	\$ -	\$ -
5	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
6	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
7	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
8	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
9	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
10	1465.1 Dwelling Equipment-Nonexpendable	\$ 22,774.00	\$ 22,774.00	\$ 22,774.00	\$ 22,774.00
11	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
12	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
13	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
14	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
15	1499 Development Activities				
15	1502 Contingency (may not exceed 8% of line 16)	\$ -	\$ -	\$ -	\$ -
16	Amount of Annual Grant (Sum Of Lines 2-15)	\$ 22,774.00	\$ 22,774.00	\$ 22,774.00	\$ 22,774.00
17	Amount of line 16 related to LBP Activities	\$ -	\$ -	\$ -	\$ -
18	Amount of line 16 Related to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -
19	Amount of line 16 related to Security	\$ -	\$ -	\$ -	
20	Amount of line 16 related to Energy Conservation Measures	\$ -	\$ -	\$ -	

(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.

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
--	--

Performance and Evaluation Report

Part III: Implementation Schedule Comprehensive Grant Program (CGP)

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

99CGP - 12.31.01

OMB Approval NO. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-19 Scattered Sites	9/30/2001		9/30/2001	10/30/2001		12/31/2001	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

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

PHA Name: Housing Authority of the City of Tulsa Tulsa, Oklahoma	Grant Type & Number [] Capital Fund Program, Grant No: _____ [X] Replacement Housing Factor Grant No: OK56R07350100	Federal FY of Grant: 2000
--	---	---

[] Original Annual Statement [] Reserve for Disasters/Emergencies [X] Performance and Evaluation Report for Period Ending: 12/31/02	[] Revised Annual Statement No. _____ [] Final Performance and Evaluation Report
--	---

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operating Expenses	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -
	Management Improvements Hard Costs	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ 29,524.00	\$ 29,524.00	\$ 29,524.00	\$ 29,524.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$ -	\$ -	\$ -	\$ -
21	Amount of Annual Grant (Sum Of Lines 1-20)	\$ 29,524.00	\$ 29,524.00	\$ 29,524.00	\$ 29,524.00
	Amount of line 20 related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 related to Security - Soft Costs				
	Amount of line 20 related to Security - Hard Costs				
	Amount of line 20 related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date

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

Part II: Supporting Pages

Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
73-19	<u>SCATTERED SITE TOTAL</u>				\$ 29,524.00	\$ 29,524.00	\$ 29,524.00	\$ 29,524.00	
	<u>SITE IMPROVEMENTS</u>		1450		\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>		1460		\$ -	\$ -	\$ -	\$ -	
	<u>DEVELOPMENT ACTIVITIES</u>		1499		\$ 29,524.00	\$ 29,524.00	\$ 29,524.00	\$ 29,524.00	
	Development of Replacement Housing				\$ 29,524.00	\$ 29,524.00	29,524.00	29,524.00	
	CONTINGENCY								
	TOTAL BUDGET				\$ 29,524.00	\$ 29,524.00	\$ 29,524.00	\$ 29,524.00	

Annual Statement / Performance and Evaluation Report

2000 RHF

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**Part III: Implementation Schedule**

Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-19 Scattered Sites	11/3/2000		9/30/2002	6/30/2004		9/30/2002	