

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2004

**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: McAlester Housing Authority

PHA Number: OK062

PHA Fiscal Year Beginning: 07/2004

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)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies: **By 2%, Currently 7%**
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) **Currently 87.07, Goal >90 or better, eventually attaining a high performer rating.**
 - Improve voucher management: (SEMAP score) **Yet to be graded.**
 - Increase customer satisfaction: **Per REAC Resident surveys yet to be conducted.**
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units: **Currently in Modernization**

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords

Increase voucher payment standards

Implement voucher homeownership program:

Implement public housing or other homeownership programs:

Implement public housing site-based waiting lists:

Convert public housing to vouchers:

Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Deconcentration Analysis did not show real need for this but

Admissions Policy was modified anyway to allow for future needs.

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **Deconcentration Analysis did not show real need for this but Admissions Policy was modified anyway to allow for future needs.**

Implement public housing security improvements: **Plan to have security screens/storm door equipment installed on all units by the end of the CFP Five year plan. Continue to provide security personnel.**

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families: **Currently 81 families have employment income. Goal => 100 families with employment income.**
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below) **Provide referral services to elderly persons, people with disabilities, and all other residents to community services and agencies.**

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

**Annual PHA Plan
PHA Fiscal Year 2000**

[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.

This Annual Plan contains information on the policies and procedures of the McAlester Housing Authority(MHA). Most of the information is similar to the 2003 Annual Plan. The MHA has identified uses for funds through the Capital Fund Program and has included progress reports as required by HUD.

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:

- Admissions Policy for Deconcentration: **Attachment H (ok062a01)**
- FY 2000 Capital Fund Program Annual Statement: **Included in Component 7**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Implementation of Housing Resident Community Service Requirements: **Attachment A**
- 5 Year Plan Mission and Goals Progress Report: **Attachment B**
- Resident Membership of the PHA Governing Board: **Attachment C**
- Pet Policy: **Attachment D**
- Resident Advisory Board: **Attachment E**
- Any Action Plans Required as a result of REAC Resident Satisfaction Survey:
- Deconcentration Analysis: **Attachment F**
- Voluntary Conversion Statement: **Attachment G**

Optional Attachments:

- PHA Management Organizational Chart: **Included in the PHA Plan**
- FY 2000 Capital Fund Program 5Year Action Plan: **Included in Component 7**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **Included in the PHA Plan**
- Other (List below, providing each attachment name)

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 <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
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 <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The 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
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> 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
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	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)	Annual Plan: Safety and Crime Prevention

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
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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	241	5	5	5	4	4	4
Income >30% but <=50% of AMI	395	5	5	5	4	4	4
Income >50% but <80% of AMI	343	5	5	5	4	4	4
Elderly	308	5	3	4	5	2	2
Families with Disabilities	N/A	5	5	5	5	5	5
Race/Ethnicity	N/A	5	4	5	3	3	3
Race/Ethnicity	N/A	5	4	5	3	3	3
Race/Ethnicity	N/A	5	4	5	3	3	3
Race/Ethnicity	N/A	5	4	5	3	3	3

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, 2001, 2002, 2003
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset, 2002
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
Joe Schiff: NAHRO and Schiff Group- Date of Data Unknown
Mike Ward, Director of Oklahomas for Independent Living, 2-15-02
Terry Mitchell, Pittsburg County Eldercare, 2-15-02

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 Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	59		433
Extremely low income <=30% AMI	35	60%	
Very low income (>30% but <=50% AMI)	15	25%	
Low income (>50% but <80% AMI)	9	15%	
Families with children	33	56%	
Elderly families	6	10%	
Families with Disabilities	6	10%	
Race/ethnicity	39	66%	
Race/ethnicity	7	12%	
Race/ethnicity	11	19%	
Race/ethnicity	1	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	23	39%	169
2 BR	17	29%	136
3 BR	15	25%	113
4 BR	3	6%	14
5 BR	1	2%	1
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List
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Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	38		178
Extremely low income <=30% AMI	23	60.5	
Very low income (>30% but <=50% AMI)	9	23.7	
Low income (>50% but <80% AMI)	6	15.8	
Families with children	30	79	
Elderly families	2	5	
Families with Disabilities	8	21	
Race/ethnicity	30	79	
Race/ethnicity	4	10.5	
Race/ethnicity	4	10.5	
Race/ethnicity	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	9	24	28
2 BR	14	37	84
3 BR	11	29	42
4 BR	5	10	24
5 BR	0	0	0
5+ BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> 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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- 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
- 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
- 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
- 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

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- 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 2004 grants)		
a) Public Housing Operating Fund	\$522,775	
b) Public Housing Capital Fund	\$458,183	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$242,301	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$274,157	
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$1,497,416	

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)
- Other: **Upon initial processing of application**

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other: **Character References.**
History of disturbing neighbors or destruction of Property.
Fraud in connection with any housing program.
Alcohol abuse that interferes with health, safety or right of peaceful enjoyment by others.

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

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

e. Yes 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)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

- PHA main administrative office
- PHA development site management office
- Other (list below)

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

3. Yes 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
- 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: **Unless rejection of unit is for good cause or offer was for decocentration/income targeting purposes.**
- 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: **To meet Deconcentration goals.**

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: **Elderly over singles**

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:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 1 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
- Other preference **Elderly over singles**

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: **Resident Handbook**

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)

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (Family) public housing developments covered by the concentration rule? If no, this section is complete. If yes, Continue to the next question.
See Deconcentration Analysis Attachment G.

b. 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.

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© (1)(v))

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)

(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)

(3) Search Time

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

If yes, state circumstances below:

If family requests the extension and it is for good cause. Example- Family has found a house and needs time to finalize plans or housing market is difficult for that size house.

(4) Admissions Preferences

a. Income targeting

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. 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: **Elderly over singles**

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

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 1 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
- Other preferences: **Elderly over singles**

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)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

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---

- 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
 \$26-\$50

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

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

A hardship exists in the following circumstances:

1. **When the family has lost eligibility for or is waiting on eligibility determination for a Federal, State, or local assistance program;**
2. **When the family would be evicted as a result of the imposition of the minimum rent requirement;**
3. **When the income of the family has decreased because of changed circumstances, including loss of employment;**
4. **When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;**
5. **When a death has occurred in the family.**

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

1. Yes 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:

The McAlester Housing Authority will offer Flat Rents (as opposed to formula rent of 30% of Adjusted gross income) to residents at the time of lease signing and at reexamination. The following Flat Rents will be used for all of the McAlester Housing Authority units no matter the location or the utilities paid.

Bedroom size	0	1	2	3	4	5
Flat Rent	231	264	323	360	433	475

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:
See Flat Rent in Question C above.

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: **Every time there is a family composition or income change.**

- 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)

Survey of rents listed in the newspaper as well as survey of real estate agencies to determine market rents for similar units for the McAlester area. Since our units do not have air conditioning, we subtracted \$25 from the market rents and that produced our flat rent.

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)

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: **Will use Fair Market Rents issued by HUD**

(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)

A hardship exists in the following circumstances:

- 1. When the family has lost eligibility for or is waiting on eligibility determination for a Federal, State, or local assistance program;**
- 2. When the family would be evicted as a result of the imposition of the minimum rent requirement;**
- 3. When the income of the family has decreased because of changed circumstances, including loss of employment;**
- 4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;**
- 5. When a death has occurred in the family.**

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:

The Housing Authority of the City of McAlester (MHA) has a board of commissioners at the top of its hierarchy. This Board of Commissioners is appointed by the McAlester City Council and has a resident member. The day to day operations of the MHA are ran by the Executive Director, who is directly accountable to the Board of Commissioners. Under the Executive Director are 5 operations of management that are accountable to the Executive Director all having relatively equal level of hierarchy.

The first management operation is the Public Housing Rentals Manager. This person is responsible for leasing units to tenants and managing tenants. There is also a Case Intake Worker that processes applications and is accountable to the Rentals Manager and Executive Director.

The second management operation is the Section 8 Coordinator. This person is responsible for leasing vouchers in the Section 8 Program.

The third management operation is the Budget Officer. This person is responsible for helping the Executive Director with the accounting in the MHA and handling the Accounts Payable and Accounts Receivable.

The fourth management operation is the Maintenance Department and it is headed by a Maintenance Supervisor. He is responsible for making repairs and supervising other maintenance workers in the MHA. The maintenance personnel are accountable to the Maintenance Supervisor.

The fifth management operation is the Associate for Policy Development and Research. This person is responsible for researching and developing policy and supervising security services. The security is responsible for patrolling MHA units. Security personnel are accountable to the Associate for Policy and the Executive Director.

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	261	83
Section 8 Vouchers	68	26
Section 8 Certificates	0	0
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	0	0
Other Federal Programs(list individually)	0	0

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)

Admissions and Occupancy Policy

Pest Control Policy

Ban Policy

Rent Collection Policy

One Strike Policy

Resident Handbook

Dwelling Lease

(2) Section 8 Management: (list below)

Section 8 Administration Policy

One Strike Policy

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)

We have also included the Performance and Evaluation Reports for the 2000, 2001 and 2002 and 2003 CFPs.

Reserved

Reserved

Reserved

CAPITAL FUND PROGRAM TABLES

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

PHA Name: McAlester Housing Authority		Grant Type and Number CFP CFP Grant No. OK56P06250101 Replacement Housing Factor Grant Number		Federal FY of Grant: 2001	
Original Annual Statement Performance and Evaluation Report for Period Ending 12/31/03			Revised Annual Statement (Revision No. 3) Final Performance and Evaluation Report		
Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non CFP Funds				
2	1406 Operations	40,000.00	40,000.00	40,000.00	40,000.00
3	1408 Management Improvements: Soft Costs	20,000.00	40,947.32	40,947.32	20,918.23
	Management Improvements: Hard Costs				
4	1410 Administration (not greater than 10%)	14,344.00	305.54	305.54	305.54
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	26,446.00	26,446.00	26,446.00	25,336.65
8	1440 Site Acquisition				
9	1450 Site Improvements	16,108.02	16,108.02	16,108.02	5739.62
10	1460 Dwelling Structures	206,221.78	206,221.78	206,221.78	192,264.69
11	1465.1 Dwelling Equipment- Nonexp.	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	131,731.41	131,731.41	131,731.41	73,407.66
13	1475 Nondwelling Equipment	33,794.79	26,886.00	26,886.00	26,886.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency (may not exceed 8%)				
20	Amount of Annual Grant (Sum of lines 2-19)	488,646.00	488,646.00	488,646.00	384,858.39
21	Amount of line 19 Related to LBP Activities				
22	Amount of line 19 Related to Sec. 504 Compliance				
23	Amount of line 19 Related to Security- Soft Costs				
24	Amount of line 19 Related to Security- Hard Costs				
25	Amount of line 19 Related to Energy Conservation				
26	Collateralization Expenses or Debt Service				

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Grant Type and Number CFP Federal FY of Grant
 McAlester Housing Authority Capital Fund Program Grant : OK56P06250101 2001
 Replacement Housing Factor Grant No

Develop. Number/ Name	General Description of Major Work Categories	Dev. Act No.	Qty	Total Estimated Cost		Total Actual Cost		Status of work
				Original	Revised	Obligated	Expended	
PHA Wide	Operations	1406		40,000.00	40,000.00	40,000.00	40,000.00	Complete
PHA Wide	Management Improvements	1408		20,000.00	40,947.25	40,947.25	20,918.23	In Progress
PHA Wide	Administration	1410		14,344.00	305.54	14,344.00	305.54	Complete
PHA Wide	A/E Fees	1430		26,446.00	26,446.00	26,446.00	25,336.65	In Progress
OK062001	Repair Sidewalks install HC accessible ramps	1450	?	2,036.01	2,036.01	2,036.01	1,913.21	In Progress
OK062001	Replace Shower Stall/tubs	1460	60	158,966.62	158,966.62	158,966.62	149,726.79	In Progress
OK062002	Repair Sidewalks install HC accessible ramps	1450	?	2,036.01	2,036.01	2,036.01	1,913.21	In Progress
OK062003	Repair Sidewalks install HC accessible ramps	1450	?	2,036.00	2,036.00	2,036.00	1,913.21	In Progress
OK062003	Prune/remove trees	1450	?	10,000.00	10,000.00	10,000.00	0.00	Not Started
OK062003	Install guttering covers	1460	30	11,296.22	11,296.22	11,296.22	10,609.90	In Progress
OK062003	Install new window blinds	1460	441	20,899.07	20,899.07	20,899.07	17,783.11	In Progress
OK062003	Replace Community Building Roof, fascia & lighting	1470	1	96,036.30	96,036.30	96,036.30	52,617.01	In Progress
OK062003	Install bathroom in maintenance shop/ Remodel Community Building.	1470	1	35,695.11	35,695.11	35,695.11	20,790.65	In Progress
OK062005	Install guttering covers	1460	40	15,059.87	15,059.87	15,059.87	14,144.89	In Progress
PHA Wide	Maintenance Truck	1475	1	20,716.00	20,716.00	20,716.00	20,716.00	Complete
PHA Wide	Computers/Software for Office	1475	6	13,078.79	6,170.00	6,170.00	6,170.00	Complete
Totals				488,646.00	488,646.00	488,646.00	384,858.39	

CAPITAL FUND PROGRAM TABLES							
Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Supporting Pages							
PHA Name: McAlester Housing Authority			Grant Type and Number CFP Capital Fund Program Grant : OK56P062501-01 Replacement Housing Factor Grant No			Federal FY of Grant 2001	
Develop Number/ Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OK062001 Ridgecrest	Sept -03		12-02	Sept -04			Work Proceeding ahead of schedule.
OK062002 Remote Sites	Sept -03		12-02	Sept -04			
OK062003 Settlers Drive	Sept -03		12-02	Sept -04			
OK062004 Remote Sites	Sept -03		12-02	Sept -04			
OK062005 Remote Sites	Sept -03		12-02	Sept -04			

CAPITAL FUND PROGRAM TABLES

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

PHA Name: McAlester Housing Authority		Grant Type and Number CFP CFP Grant No. OK56P06250102 Replacement Housing Factor Grant Number		Federal FY of Grant: 2002	
Original Annual Statement Performance and Evaluation Report for Period Ending 12/31/03			Revised Annual Statement (Revision No. 2) Final Performance and Evaluation Report		
Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non CFP Funds				
2	1406 Operations	46,000.00		46,000.00	40,000.00
3	1408 Management Improvements: Soft Costs	20,651.00		20,651.00	6,790.80
	Management Improvements: Hard Costs				
4	1410 Administration (not greater than 10%)	5,000.00		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	26,446.00		26,446.00	19,834.50
8	1440 Site Acquisition				
9	1450 Site Improvements	0.00		0.00	0.00
10	1460 Dwelling Structures	347,234.00		11,903.00	0.00
11	1465.1 Dwelling Equipment- Nonexp.	19,000.00		19,000.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency (may not exceed 8%)				
20	Amount of Annual Grant (Sum of lines 2-19)	464,331.00		124,000.00	66,625.30
21	Amount of line 19 Related to LBP Activities				
22	Amount of line 19 Related to Sec. 504 Compliance				
23	Amount of line 19 Related to Security- Soft Costs				
24	Amount of line 19 Related to Security- Hard Costs				
25	Amount of line 19 Related to Energy Conservation				
26	Collateralization Expenses or Debt Service				

CAPITAL FUND PROGRAM TABLES									
Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: McAlester Housing Authority			Grant Type and Number CFP Capital Fund Program Grant : OK56P06250102 Replacement Housing Factor Grant No				Federal FY of Grant 2002		
Develop. Number/ Name	General Description of Major Work Categories	Dev. Act No.	Qty	Total Estimated Cost		Total Actual Cost		Status of work	
				Original	Revised	Obligated	Expended		
PHA Wide	Operations	1406		46,000.00		46,000.00	40,000.00	In Progress	
PHA Wide	Administration	1410		5,000.00		0.00	0.00	Not Started	
PHA Wide	A/E Fees	1430		26,446.00		26,446.00	19,834.50	In Progress	
PHA Wide	Management Improvements	1408		20,651.00		20,651.00	6,790.80	In Progress	
OK062001	Ridgecrest needs new breaker boxes and drier wiring& drier vents	1460	58	43,000.00		0.00	0.00	Not Started	
OK062001	Install New Ranges	1465	5	2,500.00		2,500.00	0.00	Not Started	
OK062001	Install New Refrigerators	1465	20	7,000.00		7,000.00	0.00	Not Started	
OK062001	Install New hot water tanks	1460	5	1,000.00		1,000.00	0.00	Not Started	
OK062002	Install New Ranges	1465	1	500.00		500.00	0.00	Not Started	
OK062002	Install Guttering Covers	1460	43	12,504.00		0.00	0.00	Not Started	
OK062002	Install new Furnace doors	1460	43	17,200.00		0.00	0.00	Not Started	
OK062002	Install new refrigerators	1465	10	3,500.00		3,500.00	0.00	Not Started	
OK062003	Install new hot water tanks	1460	20	4,000.00		4,000.00	0.00	Not Started	
OK062003	Install air conditioning	1460	63	171,880.00		0.00	0.00	Not Started	
OK062003	Inspect Air Ducts	1460	10	13,350.00		6,903.00	0.00	Not Started	
OK062003	Install new HVAC grills	1460	63	3,400.00		0.00	0.00	Not Started	
OK062004	Install guttering covers	1460	3	900.00		0.00	0.00	Not Started	
OK062004	Install new refrigerators	1465	3	1,050.00		1,050.00	0.00	Not Started	
OK062004	Install new gas stoves	1465	3	1,500.00		1,500.00	0.00	Not Started	
OK062005	Install new shingle roofs	1460	40	80,000.00		0.00	0.00	Not Started	
OK062005	Install new gas stoves	1465	1	500.00		500.00	0.00	Not Started	
OK062005	Install new refrigerators	1465	7	2,450.00		2,450.00	0.00	Not Started	
	Totals			464,331.00		124,000.00	66,625.30		

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

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

Part III: Supporting Pages

PHA Name: McAlester Housing Authority		Grant Type and Number CFP Capital Fund Program Grant : OK56P06250102 Replacement Housing Factor Grant No				Federal FY of Grant 2002	
Develop Number/ Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OK062001 Ridgecrest	Sept -04			Sept -05			
OK062002 Remote Sites	Sept -04			Sept -05			
OK062003 Settlers Drive	Sept -04			Sept -05			
OK062004 Remote Sites	Sept -04			Sept -05			
OK062005 Remote Sites	Sept -04			Sept -05			

CAPITAL FUND PROGRAM TABLES

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

PHA Name: McAlester Housing Authority		Grant Type and Number CFP CFP Grant No. OK56P062501-03 Replacement Housing Factor Grant Number		Federal FY of Grant: 2003	
Original Annual Statement Performance and Evaluation Report for Period Ending 12/31/03			Revised Annual Statement (Revision No. 1) Final Performance and Evaluation Report		
Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non CFP Funds				
2	1406 Operations	40,000.00	40,000.00	35,936.00	0.00
3	1408 Management Improvements: Soft Costs	35,000.00	35,000.00	0.00	0.00
	Management Improvements: Hard Costs				
4	1410 Administration (not greater than 10%)	5,501.00	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	24,000.00	24,000.00	24,000.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvements	11,000.00	8,500.00	0.00	0.00
10	1460 Dwelling Structures	228,542.00	232,042.00	0.00	0.00
11	1465.1 Dwelling Equipment- Nonexp.	12,000.00	12,000.00	0.00	0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	26,000.00	30,501.00	20,0064.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency (may not exceed 8%)				
20	Amount of Annual Grant (Sum of lines 2-19)	382,043.00	382,043.00	80,000.00	0.00
21	Amount of line 19 Related to LBP Activities				
22	Amount of line 19 Related to Sec. 504 Compliance				
23	Amount of line 19 Related to Security- Soft Costs				
24	Amount of line 19 Related to Security- Hard Costs				
25	Amount of line 19 Related to Energy Conservation				
26	Collateralization Expenses or Debt Service				

CAPITAL FUND PROGRAM TABLES									
Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: McAlester Housing Authority			Grant Type and Number CFP Capital Fund Program Grant : OK56P06250103 Replacement Housing Factor Grant No				Federal FY of Grant 2003		
Develop. Number/ Name	General Description of Major Work Categories	Dev. Act No.	Qty	Total Estimated Cost		Total Actual Cost		Status of work	
				Original	Revised	Obligated	Expended		
PHA Wide	Operations	1406		40,000.00	40,000.00	35,936.00	0.00	Not Started	
PHA Wide	Management Improvements	1408		35,000.00	35,000.00	0.00	0.00	Not Started	
PHA Wide	Administration	1410		5,501.00	0.00	0.00	0.00	Not Started	
PHA Wide	A/E Fees	1430		24,000.00	24,000.00	24,000.00	0.00	Not Started	
62-001	Install New Hot Water Tanks	1460	5	1,250.00	1,250.00	0.00	0.00	Not Started	
62-001	Install New Refrigerators	1465	10	3,500.00	3,500.00	0.00	0.00	Not Started	
62-001	Install New Gas Ranges	1465	5	2,500.00	2,500.00	0.00	0.00	Not Started	
62-001	Original bathroom surround /faucets needs replaced	1460	34	25,000.00	28,500.00	0.00	0.00	Not Started	
62-001	R&R Roof and remove gutter	1460	8	17,712.00	17,712.00	0.00	0.00	Not Started	
62-002	Clean Air Ducts	1460	43	21,500.00	21,500.00	0.00	0.00	Not Started	
62-002	Replace HVAC Grills-Intake	1460	43	5,000.00	5,000.00	0.00	0.00	Not Started	
62-002	Replace Back door handle/locks	1460	43	5,000.00	5,000.00	0.00	0.00	Not Started	
62-002	Install Air Conditioning	1460	43	137,600.00	137,600.00	0.00	0.00	Not Started	
62-002	Install New Refrigerators	1465	10	3,500.00	3,500.00	0.00	0.00	Not Started	
62-003	Install New Hot Water Tanks	1460	15	3,750.00	3,750.00	0.00	0.00	Not Started	
62-004	Clean Air Ducts	1460	3	1,500.00	1,500.00	0.00	0.00	Not Started	
62-004	Replace HVAC Grills-Intake	1460	3	630.00	630.00	0.00	0.00	Not Started	
62-004	Install Air Conditioning	1460	3	9,600.00	9,600.00	0.00	0.00	Not Started	
62-005	Install New Refrigerators	1465	5	2,500.00	2,500.00	0.00	0.00	Not Started	
PHA Wide	New HA Car/Van for Staff	1475	1	25,000.00	20,064.00	20,064.00	0.00	In Progress	
PHA Wide	Copier/computer for Office	1475	1	0.00	10,437.00	0.00	0.00	Not Started	
PHA Wide	Mig Welder	1475	1	1,000.00	0.00	0.00	0.00	Alt year	
PHA Wide	Tree pruning/landscaping	1450	?	11,000.00	8,500.00	0.00	0.00	Not Started	
	Totals			382,043.00	382,043.00	80,000.00	0.00		

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

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

Part III: Supporting Pages

PHA Name: McAlester Housing Authority		Grant Type and Number CFP Capital Fund Program Grant : OK56P06250103 Replacement Housing Factor Grant No				Federal FY of Grant 2003	
Develop Number/ Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OK062001 Ridgecrest	Sept -05			Sept -06			
OK062002 Remote Sites	Sept -05			Sept -06			
OK062003 Settlers Drive	Sept -05			Sept -06			
OK062004 Remote Sites	Sept -05			Sept -06			
OK062005 Remote Sites	Sept -05			Sept -06			

Reserved

Reserved

Reserved

CAPITAL FUND PROGRAM TABLES

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

PHA Name: McAlester Housing Authority		Grant Type and Number CFP CFP Grant No. OK56P06250104 Replacement Housing Factor Grant Number		Federal FY of Grant: 2004	
Original Annual Statement X Performance and Evaluation Report for Period Ending			Revised Annual Statement (Revision No.) Final Performance and Evaluation Report		
Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Total Non CFP Funds				
	1406 Operations	40,000.00			
	1408 Management Improvements: Soft Costs	35,000.00			
	Management Improvements: Hard Costs				
	1410 Administration (not greater than 10%)	5,000.00			
	1411 Audit				
	1415 Liquidated Damages				
	1430 Fees and Costs	24,000.00			
	1440 Site Acquisition				
	1450 Site Improvements				
	1460 Dwelling Structures	317,183.00			
	1465.1 Dwelling Equipment- Nonexp.	12,000.00			
	1470 Nondwelling Structures				
	1475 Nondwelling Equipment	25,000.00			
	1485 Demolition				
	1490 Replacement Reserve				
	1492 Moving to work Demonstration				
	1495.1 Relocation Costs				
	1499 Development Activities				
	1502 Contingency (may not exceed 8%)				
	Amount of Annual Grant (Sum of lines 2-19)	458,183.00	0.00	0.00	0.00
	Amount of line 19 Related to LBP Activities				
	Amount of line 19 Related to Sec. 504 Compliance				
	Amount of line 19 Related to Security- Soft Costs				
	Amount of line 19 Related to Security- Hard Costs				
	Amount of line 19 Related to Energy Conservation				
	Collateralization Expenses or Debt Service				

CAPITAL FUND PROGRAM TABLES									
Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: McAlester Housing Authority			Grant Type and Number CFP Capital Fund Program Grant : OK56P06250104 Replacement Housing Factor Grant No				Federal FY of Grant 2004		
Develop. Number/ Name	General Description of Major Work Categories	Dev. Act No.	Qty	Total Estimated Cost		Total Actual Cost		Status of work	
				Original	Revised	Obligated	Expended		
PHA Wide	Operations	1406		40000.00		0.00	0.00	Not Started	
PHA Wide	Management Improvements	1408		35000.00		0.00	0.00	Not Started	
PHA Wide	Administration	1410		5000.00		0.00	0.00	Not Started	
PHA Wide	A/E Fees	1430		24000.00		0.00	0.00	Not Started	
PHA Wide	Purchase Maint Dump Truck	1475	1	25000.00		0.00	0.00	Not Started	
OK62-001	Clean Air Ducts- Mad.	1460	24	10500.00		0.00	0.00	Not Started	
OK62-001	Install Air Conditioning Madison (24@3200) Monroe (21@2000) Ridgecrest (6@2000)	1460	51	111831.00		0.00	0.00	Not Started	
OK62-001	HVAC Grills need replaced	1460	51	5000.00		0.00	0.00	Not Started	
OK62-001	Hot Water Tanks	1460	10	2500.00		0.00	0.00	Not Started	
OK62-002	Hot Water Tanks	1460	5	1250.00		0.00	0.00	Not Started	
OK62-003	Clean Air Ducts	1460	63	28852.00		0.00	0.00	Not Started	
OK62-005	Install Air Conditioning	1460	40	128000.00		0.00	0.00	Not Started	
OK62-005	HVAC Grills need replaced	1460	40	8000.00		0.00	0.00	Not Started	
OK62-005	Clean Air Ducts	1460	40	20000.00		0.00	0.00	Not Started	
OK62-005	Hot Water Tanks	1460	5	1250.00		0.00	0.00	Not Started	
OK62-005	Purchase New Refrigerators	1465	20	7000.00		0.00	0.00	Not Started	
OK62-005	Purchase New Ranges	1465	10	5000.00		0.00	0.00	Not Started	
	Totals			458183.00		0.00	0.00		

CAPITAL FUND PROGRAM TABLES							
Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Supporting Pages							
PHA Name: McAlester Housing Authority			Grant Type and Number CFP Capital Fund Program Grant : OK56P06250104 Replacement Housing Factor Grant No			Federal FY of Grant 2004	
Develop Number/ Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OK062001	Sept -06			Sept -07			
OK062002	Sept -06			Sept -07			
OK062003	Sept -06			Sept -07			
OK062004	Sept -06			Sept -07			
OK062005	Sept -06			Sept -07			

(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)

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: McAlester Housing Authority		<input type="checkbox"/> Original 5 Year Plan <input checked="" type="checkbox"/> Revision No. 5			
Development Number/Name/HA-Wide	Year 1 Annual Statement	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5
1406 Operations		40,000.00	40,000.00	40,000.00	40,000.00
1408 Management Imp.		40,000.00	35,000.00	35,000.00	35,000.00
1410 Administration		5,000.00	5,000.00	5,000.00	5,000.00
1430 Fees and Costs		24,000.00	24,000.00	24,000.00	24,000.00
1450 Site Improvement		0.00	109,183.00	0	182,183.00
1460 Dwelling Structures					
OK062-1		330,183.00	5,000.00	0	101,000.00
OK062-2		0	100,000.00	119,797.00	750.00
OK062-3		0	120,000.00	0	0
OK062-4		0	8,000.00	222,386.00	0
OK062-5		0	0	0	750.00
Total		330,183.00	233,000.00	342,183.00	102,500.00
1460 DwStructs-PHA Wide		0.00	0	0	0
1465 Dwelling Equipment					
OK062-1		0	7,000.00	12,000.00	3,400.00
OK062-2		0	5,000.00	0	1,700.00
OK062-3		0	0	0	1,700.00
OK062-4		0	0	0	0
OK062-5		12,000.00	0	0	1,700.00
Total		12,000.00	12,000.00	12,000.00	8,500.00
1470 Nondwelling Structures		0	0	0	35,000.00
1475 HA-Wide Nondwelling Equipment		7,000.00	0	0	26,000.00
Total Development Funds		342,183.00	345,331.00	354,183.00	263,183.00
Total PHA Wide Funds		116,000.00	112,852.00	104,000.00	195,000.00
Total CFP Funds (Est.)		458,183.00	458,183.00	458,183.00	458,183.00

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

Activities for Year 1	Activities for Year 2 FFY Grant: 2005 PHA FY: 2005			
Annual Statement	Development Number & General Description of Work	Estimated Cost	Development Number & General Description of Work	Estimated Cost
	1406 PHA Wide- Operations	40,000.00		
	1408 PHA Wide- Management Improvements +Computer Software	40,000.00		
	1410 PHA Wide-Administration	5,000.00		
	1430 PHA Wide A/E Fees and Costs	24,000.00		
	1460 62-001- Purchase New Hot Water Tanks –20	5,000.00		
	1460 62-001 Add Drier Vents and hookups and new breaker boxes/and or clothesline poles- 45	67,531.00		
	1460 62-001 Kitchen sink trim and counters need replacing-20	20,852.00		
	1460 62-001 Install Air conditioning at Ridgecrest-74@3200	236,800.00		
	1465 62-005 Purchase New Ranges-10	5,000.00		
	1465 62-005 Purchase New Refrigerators-20	7,000.00		
	1475 PHA Wide- Computers for staff -6	7,000.00		
	Total	458,183.00		

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

Activities for Year 1	Activities for Year 3 FFY Grant: 2006 PHA FY: 2006			
Annual Statement	Development Number & General Description of Work	Estimated Cost	Development Number & General Description of Work	Estimated Cost
	1406 PHA Wide- Operations	40,000.00		
	1408 PHA Wide- Management Improvements	35,000.00		
	1410 PHA Wide-Administration	5,000.00		
	1430 PHA Wide A/E Fees and Costs	24,000.00		
	1450 PHA Wide- Tree Pruning/Landscaping	8,852.00		
	1465 62-001 Purchase New Refrigerators-20	7,000.00		
	1460 62-001 Purchase New Hot Water Tanks –20	5,000.00		
	1450 62-001 Move gas meters/risers closer to house-22 units/2 stories	25,000.00		
	1450 62-001 Install grate over drainage ditch at Monroe	10,000.00		
	1450 62-001 Improve parking at Madison and Ridgecrest	65,331.00		
	1465 62-002 Purchase New Ranges-10	5,000.00		
	1460 62-002 Shingle Roofs-43	100,000.00		
	1460 62-003 Install Shingle roofs-63	120,000.00		
	1460 62-004 Install shingle roofs-3	8,000.00		
	Total	458,183.00		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year 4 FFY Grant: 2007 PHA FY: 2007			
Annual Statement	Development Number & General Description of Work	Estimated Cost	Development Number & General Description of Work	Estimated Cost
	1406 PHA Wide- Operations	40,000.00	1460 62-003 Replace Shower Stalls/tubs	158,000.00
	1408 PHA Wide- Management Improvements	35,000.00		
	1410 PHA Wide-Administration	5,000.00		
	1430 PHA Wide A/E Fees and Costs	24,000.00		
	1460 62-001 Purchase New Refrigerators-10	5,000.00	Total	458,183.00
	1465 62-001 Purchase New Ranges-20	7,000.00		
	1460 62-002 Purchase New Hot Water Tanks –20	5,000.00		
	1460 62-002 Replace Bathtub and surrounds and faucets-43	114,797.00		
	1460 62-003 Replace Floor tile	64,386.00		

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

Annual Statement	Development Number & General Description of Work	Estimated Cost	Development Number & General Description of Work	Estimated Cost
Activities for Year 1	Activities for Year 5 FFY Grant: 2008 PHA FY: 2008			
	1406 PHA Wide- Operations	40,000.00	1450 62-002 Replace/install sewer cleanouts-43	10,000.00
	1408 PHA Wide- Management Improvements	35,000.00	1465 62-003 Install New Ranges-2	700.00
	1410 PHA Wide- Administration	5,000.00	1465 62-003 Install New Refrigerators-2	1,000.00
	1430 PHA Wide- A/E Fees and Costs	24,000.00	1450 62-004 Widen Driveways-3	9,920.00
	1460 62-001 Install Shingle Roofs- 40	100,000.00	1465 62-005 Install New Ranges-2	700.00
	1465 62-001 Install New Ranges-4	1,400.00	1465 62-005 Install New Refrigerators-2	1,000.00
	1465 62-001 Install New Refrigerators-4	2,000.00	1460 62-005 Install New HWT-2	750.00
	1460 62-001 Install New HWT-4	1,000.00	1450 62-005 Widen Driveways-40	132,263.00
	1470 62-001 Comm. Bld. Metal Roof	35,000.00	1450 PHA Wide Landscaping/Tree pruning/ ponding problems	20,000.00
	1465 62-002 Install New Ranges-2	700.00	1450 PHA Wide Sidewalks	10,000.00
	1465 62-002 Install New Refrigerators-2	1,000.00	1475 PHA Wide- Maintenance Truck	25,000.00
	1460 62-002 Install New HWT-2	750.00	1475 PHA Wide- Mig Welder	1,000.00
			Totals	458,183.00

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:

2. Development (project) number:

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:

- 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:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[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 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:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Units were designated at original construction date. Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	1976
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	63
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> 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. How many of the PHA's developments are subject to the Required Initial Assessments? **Four (4)**
- B. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **One(1)**
- C. How many Assessments were conducted for the PHA's covered developments? **One(1)**
- D. Identify PHA Developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	None

- A. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **Done**

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: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> 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 (1)]

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)

(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	0	0
Section 8	0	0

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

See Attachment B- Implementation of Public Housing Resident Community Service Requirements

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)

High Levels of Calls to Police

2. What information or data did the PHA used 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)
Phone Calls to Police

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

62-001
62-002
62-004
62-005

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- **Security screen doors and windows**
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
Contracts with off duty police officers and former police officers for Security Services.

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

62-001
62-002
62-004
62-005

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)
Contracted security services with three individuals. All three security officers are former local law enforcement officers.

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.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

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:

The McAlester Housing Authority received very few comments on the plan this period. One tenant wanted to know what was happening with the cleaning of air ducts because her ducts seemed bad. Another tenant wanted to have the policies allow for scattered site tenants to put up storage buildings. Another tenant just informed us that she was very happy with her unit and all the housing Authority does. A tenant had a comment that she would like a storm shelter on the Elderly site.

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)

In response to the question about air duct cleaning, the McAlester Housing Authority is currently in the process of randomly checking some units to see how bad the dust problem is within the project ductwork. Money has been budgeted each year to clean the ducts if the inspections show that the cleaning is necessary. We will consider allowing residents to erect storage building. As far as the storm shelter is concerned, we have no plans to put one in at this time. We haven't forgot the idea, there are just other things that need to be done first.

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: **State of Oklahoma**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families 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)

The State of Oklahoma Consolidated plan outlines three goals on page #1. They are; “(1) to provide decent housing; (2) to establish and maintain a suitable living environment; and (3) to expand economic opportunities for all citizens, particularly for low-income individuals and families.”

The McAlester Housing Authority’s initiatives are similar to the goals identified in the Consolidated Plan. The MHA will provide decent housing by improving management operations to decrease turnaround time and vacancy rates. We are also in the process of modernizing and renovating units so that it is truly decent housing.

In going along with goal # 2 (to maintain a suitable living environment) the MHA has applied for money in its Capital Fund Program for security to make the MHA a safer place to live. Also with modernization/renovation activities we are making houses more suitable to live in.

Goal # (3) talks about expanding economic opportunities for all citizens. The MHA has taken measures in it’s rent determination policies to help individuals who go to work or are currently working

- 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.

HUD is requiring a locally derived definition of “substantial deviation” and “significant amendment or modification” For this purpose the McAlester Housing Authority has adopted the following definition:

“Substantial deviation or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.”

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A

Community Service Requirements Update FY 2004

The McAlester Housing Authority had implemented the Community Service Requirement as of October 1, 2003 per HUDs instructions. All tenants have been informed of the requirement and procedures are in place that track the tenants Community Service Status as well as the tenants monthly Community Service Activities.

Attachment B

5 Year Plan Mission and Goals Progress Report

The following is a progress report for the goals and objectives listed in the 5 Year Agency Plan. We are meeting some of the goals set, but there are some that we still need to work on.

The vacancy rate is currently 6.6% a little higher than we would like. We have increased our PHAS score of 87.07 (PHMAP score) to 92 giving us a high performer rating as we had wished. We had received our first SEMAP score, which is 79 for 2001, but due to timeline problems we did not get our SEMAP reports in on time and thus were designated troubled. We have taken steps to prevent this from happening in the future. We have since received our 2003 SEMAP score which was 96. If you will look at the Resident Survey tables below, you will notice that our scores have continually increased over time.

Section	FY 2003 Survey	FY2002 Survey	FY2001 Survey	FY 2000 Survey
Maintenance and Repair	95.8	93.6	89	91
Communication	81.3	75.7	77	76
Safety	86.5	74.6	75	70
Services	96.7	94.7	91	81
Neighborhood Appearance	81.6	78.1	76	75

We are currently modernizing our public housing units. New storm windows with heavy security screen have been installed on all our Public Housing units. We are still providing security to residents.

Our projects are exempt from the Deconcentration Requirements because they are below 30% of the Area Median Income. But, our Deconcentration Analysis did show a need for action therefore we will implement our Deconcentration Policy in our Admissions and Occupancy Policy to address this need for action. We have three projects outside the acceptable range of incomes determined by our Deconcentration Analysis. Since our average income is less than 30% of the MFI for our area, our units are exempt from HUDs Deconcentration Requirements.

At the time of the first plan we had 81 families with wage income with a goal of 100. We currently have 99 families with wage income. We are still providing referral services to elderly persons, people with disabilities, and all other residents. Due to budget cuts and the elimination of the Drug Elimination Grant, the MHA does not currently have a Drug Prevention Coordinator to conduct drug prevention and self-sufficiency activities.

The McAlester Housing Authority assures access to assisted housing regardless of race, color religion, national origin, sex, familial status, and disability. We have made minor changes to units to assist persons with disabilities. In addition, we have conducted outreach activities by sending a notice to businesses and agencies within the community explaining the Public Housing Program in English and in Spanish.

We feel that we have achieved most of the goals set with the original 5 Year Plan. We have some goals/objectives that need work and we will make an effort to correct those deficiencies.

Attachment C

Resident Membership of the PHA Governing Board

The McAlester Housing Authority (MHA) Board of Commissioners (BOC) does have a resident member of the board. Members of the MHA BOC are appointed by the City of McAlester Board of Commissioners. The term for board members is 4 years.

The resident board member is Betty Pickle. She was appointed on June 26, 2001 and her term will expire on July 26, 2005.

Attachment D

Pet Policy

The McAlester Housing Authority (MHA) had adopted a pet policy with the submission of the 2001 Annual Plan.

The MHA allows pets in public housing developments. Residents must get prior written approval before getting the pet. We have a pet ownership form that must be filled out before requests will be approved. The form has basic information provided by the vet so as to ensure the pet has had proper inoculations.

Each household is only be allowed one pet. Any pet deemed to be potentially harmful to the health or safety of other, including attack or fight trained dogs, are not allowed. No animal may exceed 20 pounds in weight.

Residents are required to pay for any damages caused by the pet. Any pet related pest infestation will be the financial responsibility of the pet owner.

If the pet becomes a nuisance or threat to health or safety, the pet will have to be removed or the owner will face eviction. Visiting pets not registered will be allowed to stay for two weeks.

Pets may not be unattended in a dwelling unit for over 10 hours. Pets cannot be kept, bred or used for any commercial purpose. Cat owners shall dispose of litter box waste in an appropriate manner. Owners must restrain/confine pets at times when agents of the Housing Authority must enter the unit.

The MHA's Grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

Attachment E

McAlester Housing Authority Resident Advisory Board 2002

We sent letters to all MHA residents and Section 8 participants as well as contacted some by phone or in person. The names below represent the residents and participants that reviewed the plan and either submitted comments or reviewed the plan and had no comment.

Nancy Martin
Catherine Housely
Bernita Horn
Ruth Michie
Carla Johnson
Shari Weaver
Commy Howard
Crystal Dunlap
Joyce Celaya
Geneva Petticrew
Nadine Bell
Sharee Bryson
Lupe Blahnic

Attachment F

Deconcentration Analysis 2-10-04

The Public Housing Reform Act requires the McAlester Housing Authority to conduct a Deconcentration Analysis of its Public Housing developments each year. This analysis must be reported in the PHA Annual Plan and the Admissions and Continued Occupancy Policy with an explanation of any discrepancies in the analysis. The McAlester Housing Authority must also adopt Deconcentration Policies in its Admissions and Continued Occupancy Policy to rectify these discrepancies.

To be considered in compliance with Deconcentration regulations, the average income of each individual development must be similar to the average income of the entire PHA. Housing Authorities may substitute the medium income for the average income with a justification of the substitution. Also, Housing Authorities may use a bedroom adjustment to figure the average/medium incomes. To be in compliance, the average/medium income of the individual development must be within 15% of the average/medium income of the entire development.

In February of 2004, the McAlester Housing Authority conducted its Deconcentration Analysis. The results are as follows.

Project	Average Income	Deconcentration upper and lower limits		Average income/w Bedroom adjustment	Deconcentration upper and lower limits	
		85%	115%		85%	115%
62-All	8347	7095	9599	8288	7045	9531
62-001	6412	Outside Limits		6696	Outside Limits	
62-002	11680	Outside Limits		10166	Outside Limits	
62-003	8218	Outside Limits		9806	Outside Limits	
62-004	10,265	Outside Limits		7332	Within Limits	
62-005	10240	Outside Limits		8322	Within Limits	

As you can see, the MHA does have a problem with some projects not being in compliance using the average income limit with and without the bedroom adjustment. Using the average income, all projects are outside the income guidelines. When the bedroom adjustment is applied, three projects are outside the income guidelines, 62-001, 62-002, and 62-003. Even though, the outlook is better using the bedroom adjustment, we will be applying our Deconcentration Policies to Projects 62-001, 62-002, and 62-003.

The MHA Deconcentration Policy contains incentives the MHA can offer applicants to increase appeal in targeted developments. These incentives include, but are not limited to:

1. Allow families to skip ahead on the waiting list if their income is such that it helps deconcentrate income levels of the McAlester Housing Authority projects.
2. Offer of a bigger unit so as to increase the appeal of the targeted development.
3. First month rent remainder waived if applicant is willing to move into targeted development.

Project 62-004 only has three units in it with two incomes being very high and one income very low. It is very hard to deconcentrate a project with only 3 units as the turnaround is very low.

An explanation of why there is a deconcentration discrepancy. Project 62-001 is below the income guidelines. Project 62-001 is the only project besides our elderly project (62-003) that is not a scattered site. All the units in 62-001 are duplexes and tri-plexes where all other projects except 62-003 are single-family dwelling units. This makes these units harder to rent. Also, the units in 62-001 do not have drier hookups due to their age. We have added drier vents to our 5-year Capital Fund Program for this project, and some will be installed soon. In addition, this project did not have tubs in the 1 & 2 bedroom units whereas the scattered site 2 bedrooms do have tubs. This makes a difference, because many mothers will wait for a tub on a scattered site because they have small children and cannot use showers. We have just completed a modernization of some of the bathrooms where bathtubs were installed in the units that formerly had showers. This project does have security to increase safety, but due to an old, bad reputation, people are more afraid to rent 62-001. Also, since security is present, the MHA is more aware of lease violations in 62-001 and there for it has a higher turnover rate. Due to the reasons listed above, people of higher incomes are more willing and able to wait for a unit to come available elsewhere while lower income families are more desperate and will accept this project more readily.

If averaging were used with the bedroom adjustment, our elderly project (62-003) would be over income. All of our elderly have decent incomes due to retirement or social security benefits and therefore their average income is higher.

According to HUD, no development whose income is below 30% MFI can be considered above the Average Income of the Development. All of MHA's developments are below the 30% thresh hold and therefore are exempt and not subject to Deconcentration guidelines. The MFI of Pittsburg County for 2004 is \$42000 which 30% would be \$12000.

In conclusion, the Deconcentration Analysis did show a discrepancy in incomes among the projects owned by the MHA when using the average income. Even though the MHA developments are exempt, we will be using deconcentration policies already in place to move higher income families into 62-001 and lower income families into higher income projects (62-002).

Attachment G

Voluntary Conversion Statement

The McAlester Housing Authority has 4 developments that are eligible for voluntary conversion of Public Housing units to Section 8 Vouchers. They are:

62-001

62-002

62-004

62-005

62-003 is an elderly/disabled project

At this time the McAlester Housing Authority has looked at the feasibility of converting these units to Section 8 Vouchers and determined that it would not be beneficial at this time. The conversion would not help the vacancy rate at any of the projects and would not financially benefit any Section 8 participants to the extent Public Housing can benefit them. Additionally, the additional workload associated with converting the units would adversely affect the operations of the McAlester Housing Authority.

Attachment H

ADMISSIONS AND CONTINUED OCCUPANCY POLICY

HOUSING AUTHORITY OF THE CITY OF McAlester, OK

Located as an attached file

Filename: ok062a01