

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

PHA Plan

Housing Authority of the City of Tulsa OK073
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: Housing Authority of the City of Tulsa

PHA Number: OK073

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)

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

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

Our Plan addressed issues relating to PHAS (96%) and SEMAP (104%) and the challenge of Agency self reliance and non-traditional sources of revenue.

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

THA Departments successfully passed HUD Audits and Reviews including a Rental Integrity Monitoring Review for both Public Housing and Section Eight programs, an ADA Compliance Review, and a Section 3 Review.

THA Staff morale and support shined in this years United Way campaign. Even though, due to budget, supervisors increases were eliminated and staff increases were limited to 3%, THA Staff exceeded our United Way campaign goal by 10.2%, a 17.3% increase in pledges and 73.5% participation, 15.3 percentage points over last year's participation.

Agency Accomplishments in General include:

THA Senior Management completed a revision of the Authority's Strategic Plan

The Capital Improvements Department developed and assigned 85 contracts at a total cost of \$3,358,512.35 which included the completion of the five year exterior modernization of our public housing communities. Interior modernization continued with new cabinet installation and the final phases of Scattered Site modernization as well.

Occupancy for Public Housing averaged 98% for the year and the lease up rate in Section 8 has continued to improve.

Senior Management has developed an excellent working relationship with elected officials on the local, state and national level by keeping them informed of changes in policy affecting THA.

All Departments updated and revised their Departmental Procedures Manuals.

HUD authorized numerous budget reductions and recaptures during the past year including eliminating the Public Housing Drug Elimination Grant, recaptures of Section 8 funding, and reductions in Capital Funding. Additionally, the City of Tulsa reduced funding for THA's Recreation Program. These cuts required reductions in THA staff, THA's Security program and a reorganization of the Resident Services Department, however, Senior Management was still able to present a balanced budget to the Board.

Moved and upgraded THA's Forced Account Cabinet Shop. This new facility is now under production and making cabinets for THA sites. To date THA staff has rebuilt all cabinets at Sandy Park and started rebuilding at South Haven.

Accounting received no findings on the 2002 financial audits. The 2003 financial audits are currently in draft form and reflect no findings.

Departmental Accomplishments are as follows:

Assisted Housing

We are currently in the process of selecting families for our Housings Choice Voucher program; our program has a capacity for 4133 families. We have continued improving the quality of both assisted and public housing by implementing an ongoing Customer Service Training program for staff. We've begun working to increase assisted housing choices by holding receptions for landlords to express our appreciation and answer any questions that they may have about the program; developing a more professional and easier to understand owner packet to send out to landlords who express an interest in the program. In addition, 100% of our 100 Mainstream Disability vouchers are leased and 100% of our 100 Family Unification vouchers are leased.

Section 8 Homeownership

THA kicked off the Section 8 Homeownership program in November with approximately 1000 letters being mailed to current Section 8 Voucher holders meeting the initial screening criteria. One hundred eighteen (118) people have attended the workshop. Sixty-six (66) families have been seen for a financial evaluation. Fifteen (15) have been referred to a lender and fifty-eight (58) have developed Action Plans to clear up credit issues. Four (4) have been approved by Bank One. Two (2) clients have purchased homes. Judy Mayfield was the first client and a Housewarming/Press Conference was held on June 27, 2003 with HUD, Bank One, Fannie Mae and others in attendance. The other two (2) clients chose not to purchase homes. Our first homebuyer was the 14th person in OK to buy a house through the Section 8 program. HPT/THA partnership on the Section 8 Homebuyer Education program won an award from OHEA (Oklahoma Homebuyer Education Association) for the partnership and it included a \$500 check.

Section 8 Family Self-Sufficiency Program

THA introduced its Family Self-Sufficiency Program in 1991, and it continues to assist low-income families in bringing the pieces together, by helping them make the transition from public assistance to becoming economically independent. At present there are 242 families participating in the program.

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

An incentive of the Family Self-Sufficiency Program is the escrow account. As the family's earned income increases, contributions are made to the escrow account on the family's behalf. Once the family is determined "Self-Sufficient" (which can be in five years or less), the money in the escrow account is paid to the participant. No conditions are imposed on the use of the money but families are encouraged to pursue home ownership. Currently, 139 families have escrow accounts.

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

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

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

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

Development

Grants

As of October 30th 130 grant opportunities have been investigated, 28 applications have been submitted, 9 applications have been denied, 10 applications have been awarded and 9 are currently pending. The twenty-eight (28) applications submitted in 2003 total \$4,825,917.58. The nine (9) applications denied total \$2,934,383.29. The ten (10) applications awarded total \$875,825.38, and the nine (9) pending applications total \$1,015,708.91. However, grant funding overall continues to decline.

Grant Administration

We continue to follow the Special Purpose grant handbook. Quarterly grant oversight meetings are being held. A grant summary reflecting charts of spend down and match information is being distributed at the oversight meetings. Grant reviews are being conducted on schedule with no major findings. Minor issues are being resolved timely.

Housing Counseling Activities

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

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

HPT applied to the City of Tulsa's Urban Development Department in June 1999 to become a Community Housing Development Organization (CHDO) in order to develop affordable housing in the Tulsa community. HPT continues to receive approval as a CHDO each year.

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

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

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

HPT is now assisting THA with its Section 8 Voucher Homeownership Program by providing financial evaluations and homebuyer education. Two families have purchased homes with four families in the process of loan approval through Bank One. THA has allocated 10 vouchers to be used in the Homeownership Program.

Homebuyer Education classes are held weekly. A total of two hundred forty seven (247) persons have attended orientation and one hundred fifteen (115) that attended were seen for financial evaluation. Sixty (60) people have graduated from the program. Of those graduates, twenty-two (22) have purchased a home. In addition to the homebuyer education numbers sixty (60) people have called requesting housing counseling services and thirty-two (32) of those people have followed the plan explained to them and come in for an appointment. HPT continues to be certified as a Housing Counseling Agency and is certified as a CHDO (Community Housing Development Organization). HPT worked with Fannie Mae to obtain the Housing Counselor software and began using it October 1, 2003. Additionally, HPT received its contract and through working with Fannie Mae and First Mortgage Corporation we have almost finalized the paperwork to become an approved agency for loan origination purposes. This will allow us to become more of a one-stop shop and serve our clients more efficiently. On October 1, 2003 Ken Beck from the Oklahoma City HUD office conducted a biennial review of our agency. At exit interview, Mr. Beck stated that our files were in good shape and he did not have any concerns. To date, we have not received a letter to confirm the status of our review.

HOME Program

In October 1999, HPT was awarded \$300,000 in HOME funds for the acquisition of six houses, rehabilitation of the property as needed, and the provision of homeownership assistance to low-income Tulsa citizens. Another \$300,000 was awarded in FY 2000. HPT recently received \$400,000 in HOME funds for the acquisition of 8 additional homes. HPT will receive \$300,000 for the fiscal year 2003. Eight (8) homes have been purchased since January 2003. Six (6) homes have been sold. We have assisted seventeen (17) families with down payment and closing cost assistance. We have eight (8) other families in different stages of completion for closing cost assistance.

HPT client eligibility is monitored and managed by the HPT Homeownership Coordinator on the following criteria:

- Client must meet income guidelines qualifications established by HUD.
- Client must have satisfactory or easily repairable credit history, job stability, and sufficient rental history.
- Preference is given to clients who have already initiated the mortgage pre-qualification process through a lender.
- Client must agree to complete a first time homebuyer's training course through HPT or another HUD-certified Housing Counseling Agency.
- Client must be able to provide their portion of the closing costs and down payment prior to closing.
- Upon completion of their first time homebuyer's training course, HPT will provide them with up to \$2,000 of matched funds for down payment and closing costs.

Numerous homebuyers are currently working with the Homeownership Coordinator to qualify for purchase of a home acquired and rehabilitated by HPT. Nineteen homes have been acquired since the first HOME Contract in 1999. Eleven of those nineteen have been sold. Thirty-three participants have taken advantage of the down payment and closing costs assistance available and five are in the closing process. The project is gaining momentum as the word spreads and we anticipate it will continue to grow. HPT is developing a reputation for the unique style of rehab that includes crown molding, ceramic tile in the kitchen and baths, and updated paint colors.

In March 2003, HPT added a carpenter and a maintenance supervisor to rehab the homes. In August 2003 HPT added an additional Homeownership Coordinator to expand the outreach and counseling services available to clients in need.

Northgate and Suburban Acres Homeownership

Mid-First Bank as a sponsor invited HPT to apply for funding through the Federal Home Loan Bank of Topeka. The funding was granted on June 20, 2003 for \$75,000 to rehab fifteen (15) of the Northgate/Suburban Acres homes. HPT received the contract on November 10, 2003 after many months of negotiation. HPT sold one of the 65 houses to THA for use as a public housing residence. HPT has a contract to sell one of the homes to a THA employee. The house is currently being rehabbed.

Entrepreneurial Activities

2003 saw the development of a Multi-Family Housing Acquisition Plan, an Entrepreneurial Initiatives Plan, and a Property Management Plan. In addition, we have offered:

- Two (2) lead base paint trainings.
- Management Development training.
- “Wearing Your HR Hat” training.
- THA Capital Improvements staff provided assistance to Shawnee Housing Authority with CFP, Grants and Project Files.

Programs in Development include:

- Accounting has completed services in the areas of Payroll and Basic Bookkeeping.
- Section 8 has completed proposals for Improving Section 8 Performance, Developing an Admin Plan, Developing a Procedures Manual, Conducting HQS Inspections.
- Human Resources has developed proposals for Employee Records Management and Policy/Procedures Development.
- Public Housing has developed proposals for Monitoring/Management Tools & Reporting and Vacancy Reduction.
- The Development Department has almost completed a service for Loan Origination and has completed a service for leasing the Training Room.
- Several other services are being developed by Contracting, Public Housing, and Resident Services.

Capital Improvements

THA continues to maintain “High Performer” status by continually planning and meeting the goals of our Five (5) Year Plan, funded by our CFP Grant. We assess the need of each individual site, with the help of the Resident Association and Residents. The support and help of our Board of Directors has also been a key to our continued success.

In recent years THA has focused on the Exterior Modernization of our sites, which we will complete in early 2004. We have also landscaped, replaced playground equipment and installed security surveillance equipment at some of these sites. With the loss of funding from our PHDEP Grant, we have increased the lighting at our sites to help with security. Along with the lighting, we have installed and replaced fences at various sites.

Our present and future focus is on the Interior Modernization of our sites. We have completed three (3) Family Sites and have others underway. THA has been using both contractors and our Forced Labor staff to drive this Major Modernization Package.

The Capital Improvements Department is currently researching and planning the replacement and upgrade of various major mechanical systems at our high-rise sites. This plan was launched under our Facility Equipment Inventory Study and has proven to be very productive in our efforts thus far.

THA has also turned its focus on various 504 upgrades to help meet the needs of our residents and guests. We have recently completed our annual evaluation to help us determine needs, and the feasibility of meeting those needs, both now and in the future. And, in addition, developed a tracking mechanism for THA owned units that are ADA compliant and manage the units that need to be updated to meet regulations and provide location of the existing UFAS amenities for the possible placement of residents requiring accommodations.

Finally, with the cuts in our 2003 CFP funding, the Capital Improvements Department has, with the help of our Executive Director, made the necessary revisions to some of our future needs, although we hope this will not be a trend to decrease a much needed grant.

Management Information Systems

Implemented new process of taking inventory and procedures utilizing PDA's.

Purchasing is now utilizing an online requisition for warehouse inventories.

MIS utilized training for Printronix Line Printers that avoided the Authority incurring a \$9,000 maintenance agreement for this and future years.

For less than \$300, MIS was able to upgrade the 2nd floor bandwidth. This increased bandwidth results in doubling data processing capacity for a floor that has very high volume due to Accounting, Payroll, and Accounts Payable.

MIS created three new modules for IRM to use at HOPE VI.

MIS acquired 10 new laptop computers for use by the inspectors. These new laptops are extremely user friendly and feature touch screen capability that will greatly reduce the time it takes an inspector to inspect a unit.

MIS reconfigured the 10 old inspection laptops for use by the Security Department. On-site security personnel can utilize these to access an "off-line" banned system and tenant look up feature also developed by MIS. These features allow security personnel instant access to information that will allow them to keep our communities much safer by identifying unauthorized persons.

MIS developed and implemented two software packages for use by Personal Data Assistants or PDAs. These packages utilize bar coding that aid staff in tagging and tracking appliances. These packages also utilize bar coding for warehouse inventory management. These two packages reduce the need for THA 145 appliances moves, which instantly maintains the appliance inventory. These packages also allow warehouse staff to maintain a warehouse inventory utilizing "bins" that greatly reduce the amount of time in requisition, distributing, and monitoring inventory levels.

MIS staff has also assumed all network maintenance as opposed to outside vendor support. This results in an annual savings of approx \$27,000.

THA sites are now 100% computerized. As well, Accounting and MIS developed and implemented online reports. These online reports feature operating highlight reports, general ledger detail reports, inventory usage reports, etc. These reports allow budget managers to either receive by e-mail for access through modules, their current budgets and corresponding backup. These reports along with the newly implemented daily posting of financial activity allow budget managers to have current and accurate budget information with which to manager their budgets. Also, HR worked with MIS to successfully convert to the new application tracking system.

All site managers are now online with OESC and DHS for verification purposes.

HOPE VI

HOPE VI Overview

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

THA selected Michaels Development of Marlton, N.J., to assist it in undertaking the redevelopment of Osage Hills. Together we have refined a seven-phase physical plan and have set a course of action to raise the additional private funds necessary to complete the redevelopment. The plan includes the demolition of all 388 Osage Hills public housing units and Community Center and the construction of approximately 446 new units of housing and a new Community Center. The seven phases are as follows:

Phase I, Osage Center - Centrally located on-site, this 128-unit rental project (107 ACC units, 21 tax credit) includes the 52-unit senior citizen mid-rise, of which construction is 99% complete. 28 senior cottages, 48 units in duplexes, triplexes, and a four-plex, on which construction is 95 % complete, and additionally a 20,000 square foot community center, which has been built to provide space for management offices, childcare, supportive services and after school recreation programs; currently this buildings construction is 99% complete. Scheduled completion for all of project one is year ending 2004.

Phase II, Osage Duplexes - Located at the southern most portion of the existing site and backing up to the Tisdale expressway, this 49-unit rental project (17 ACC units, 32 tax credit) will consist of 23 duplexes and one triplex. A scenic park/recreational area between Osage and Country Club Drives is currently being constructed as part of this project. Project two's construction is currently 94% complete and is expected to be completed year ending 2004.

Phase III, Country Club North - Located primarily west and north of the new community building, Project 3 consists of 76 rental units (56 ACC units, 20 tax credit). Duplexes are located along the golf course with higher density four-plexes and six-plexes located just south of Newton Street along the northern boundary of the existing Osage site. This project also includes a large park and recreational area. 77% of construction activities have been completed as of November 2003.

Phase IV, Osage North - Located directly north of the community center, this project consists of 72 rental units (49 ACC units, 23 tax credit) in duplexes, triplexes, and six-plexes and is 50% complete with construction. This development is adjacent to and shares the park/recreational area developed as part of Project 3.

Phase V, Nogales Neighborhood - Current financing plans anticipate the acquisition of sufficient property to allow the construction of eighty-two (82) affordable rental units (55 ACC units and 27 tax credit) as infill development within the Nogales neighborhood. Building types include duplexes, triplexes, four-plexes and six-plexes.

Phase VI, Affordable Homeownership – The redevelopment plan also calls for the development of 15 affordable homeownership units to be constructed as infill housing in an expanded Nogales neighborhood. These units will be ranch-style homes of approximately 1,200 square feet and will be marketed to families that earn up to 80% of area median income.

Phase VII, Market Rate Homeownership– To complement the redevelopment, the Tulsa Housing Authority has acquired approximately 5 acres of land adjacent to the most southern part of the Osage site and along the golf course for the construction of 21 market-rate homeownership units. THA is marketing this property to a developer for the construction and sale of market-rate homes of 2,000+ square feet. Currently, THA has solicited proposals from Real Estate Brokers seeking their services to assist in marketing this property to a developer of single-family homes.

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

Human Resources

Because of our recruiting efforts at OSU, THA was inducted into the OSU 1000, which is composed of the top companies/organizations that work with OSU in recruitment.

Updated all training materials with current standards and policy changes.

Computerized training attendance records for easy retrieval.

Reinstated an employee communication newsletter, renamed “The Common Thread” (published quarterly)

Developed and provided new training classes (i.e., personality types, public speaking, font strokes, criticism, and workplace basics.), a technical training program for the Section 8 staff, and a training for staff regarding the 401(k) website. In addition, THA sponsored Elevator Training for 20 THA employees and a PRC Training for THA's Master Meter Sites.

Accounting

Admin Services has utilized the Legal/Collections Clerk for small claims court. This almost entirely eliminates the need for legal counsel for evictions. This has resulted in an approximately annual savings of \$10,560.

Admin Services also enters payables daily. This allows budget reports to reflect the most current numbers on a daily basis.

Admin Services also completed a PMR that has A/P checks print by order of dollar amount. This reduces the time in reviewing and signing checks. This innovation results in an approximately annual savings of \$1,056.

Admin Services implemented Timesheet management for sites. Site staff now completes Timesheets. Once approved by management, these timesheets are used to automatically update payroll. This eliminates the time spent by the Payroll Clerk in manual data entry. This innovation saves time and errors. This will result in an annual savings of approximately \$1,621.

Admin Services developed the idea of having payroll remittance printed on a separate sheet of paper verses using check stock. This will be implemented in December and will provide an approximately annual savings of \$1,473.

Admin Services also has begun utilizing system generated automatic contra's for vehicle and capitalized expenditures in Accounts Payable. These automatic contra eliminate data entry by the Accounts Payable Clerk and eliminate keying errors. This will annually save the Authority approximately \$868.

Accounting employed a third party agreement with ONEOK for procurement of natural gas. This agreement has so far resulted in savings of \$8,173. in 2003 with 2 months of savings not yet included. This agreement is projected to save the Authority approximately \$38,502. for natural gas procurement in 2004.

Accounting negotiated a telephone service contract with LOGIX that result in an approximately annual savings for phone services of \$5,000.

Accounting negotiated a banking service contract with BOK that results in an annual savings of \$1,617. from 2003 verses 2002.

Security

Several years ago the THA Board began a quest to make a difference in the lives of the residents of Public Housing. To address their needs, THA has continued to build upon its comprehensive plan to provide supportive services for all residents, thereby increasing self-sufficiency and eliminating drugs and drug-related crime in its communities. To achieve this, THA combined Drug Elimination funds with resources already available in the Tulsa community to create a synergistic effect within our communities. Each of these programs is outlined as follows:

Employment of Private Security

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

Drug Investigator

One full time trained Drug Investigator is employed by THA to investigate drug-related crime in THA developments. He responds to referrals from residents, staff and tips obtained through the Drug Hotline. The Investigator follows up on leads,

develops adequate information that enables local law enforcement agencies to make arrests and provides any necessary support at judicial proceedings.

Drug Hotline

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

Resident Services

Community Resource Centers

At each public housing site, THA provides deprogrammed units, including utilities and security, for a wide array of literacy, education and employment-based programs. The Resource Center is staffed by a full-time Service Coordinator who provides self-sufficiency programs and services to the residents. Some of the programs and services offered in the Resource Centers include nutrition and health education, parenting classes, basic needs assistance, job support services, family counseling, resident leadership training, job training, life skills education and computer literacy. The Service Coordinators provide intake, assessment, planning, coordination, and delivery of services that support economic development and self-sufficiency activities. They also work to identify barriers and work to provide programs that will enhance the quality of life and prepare residents to enter the workforce thereby breaking the cycle of poverty. Additionally the Service Coordinators work with residents on many issues of Welfare Reform, including childcare, transportation, education, and other needs that are identified.

Job Support Program

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

GED Classes

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

Resident Participation

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

Community Services for the Elderly and Disabled

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

Agency Collaboratives:

TulsaWORKS

The TulsaWORKS Program, a career preparation and employment program linked with family support assistance, became available to assist low-income residents in July 1998 with funding provided by the 1997-1998 United Way Venture Grant. In March 2000, funding was received from the Department of Human Services Family Support Division to continue the successful TulsaWORKS Program. Partners in the program include Goodwill Industries, YWCA Women's Resource Center and Resonance, A Support Center for Women, the Tulsa Alliance for Families, Neighbors Along the Line, and the Tulsa Housing Authority. A variety of training programs are available to assist participants ranging from office skills training, to customer service training. THA Service Coordinators refer and recruit residents for this program and attend monthly coordination meeting with TulsaWORKS staff to ensure the best services are being provided to THA residents.

Bookmobile Services

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

BOK Opportunity Scholars Program

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

Recreation

Constructive activities for youth are provided through a comprehensive recreation program at ten (9) family sites. Services are maintained by a private, non-profit organization on a contractual basis. The non-profit organization is funded by the United Way and also leverages private donations to support their programs.

Youth Councils

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

Quality Early Childhood Education

In 1998 the Osage Early Childhood Program opened. THA is currently in partnership with Community Action Project of Tulsa County to provide the Child Development Centers at Country Club Gardens (formerly Osage Hills). The Country Club Gardens Child Development Center has 49 childcare service slots, the new facility (when opened) at Country Club Gardens will have 88 slots.

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

Resident Services and MIS worked together to establish a computerized Referral System which enables the Property Managers to send resident referrals to the Service Coordinators and it allows THA Management to track referrals being made and completed.

MIS completed work on a computerized system, enabling THA Management to track resident referrals made by Service Coordinators to outside agencies. In this system the Service Coordinators input data as they are speaking to clients and then

the form can be printed out and given to the client so they will have something to take to the various agencies they are being referred to.

Resident Services completed two more resident training curriculums Budgeting and Self-Esteem in addition a third, Housekeeping, is now 80% complete.

An increased emphasis has been placed on programming in 2003 and as of November 21st, 4,338 residents have attended programs conducted by the Service Coordinators. That is an average of 394 residents each month. This is a significant increase over last year when we averaged 200 to 250 monthly.

Needs Assessment:

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

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

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

The Family surveys currently in the system (as of 12/09/03) provide the following responses:

Part II

- 78% are Single Parents
- 34% have a regular doctor
- 36% use a health Clinic for Medical needs
- 29% go to the Emergency Room for illness
- 17% are currently pregnant
- 30% are receiving Family Planning Assistance
- 212 residents have not had a physical exam in 3 or more years
- 1660 residents, adults and children, have not seen a dentist in 3 or more years
- 722 do not have any Health Insurance
- 8% of the children are not current on their immunizations
- 25% report having been homeless in the past
- 46% have lived in assisted housing prior to moving in to THA
 - 17% of those who have lived in assisted housing before have lived in assisted housing for 3 years or more over their whole life
- 42% have moved 3 or more times in the last 5 years
- 38% use their own vehicles for transportation
- 25% use the bus for transportation
- 35% state that if a child care facility was available on site they would use it

Part III

- 2% of adults do not know how to read
- 16% are in College or Vocational School

- 55% are interested in going to College or Vocational School
- 100% of school age children know how to read
- 25% were employed at the time they were housed
- Of those who are employed, 37% have full-time employment
- Of those who are employed, 53% have part-time employment
- Of those who are employed, 3% are in job training
- Of those who are employed, 8% have temporary employment
- 57% of those who are unemployed have not work for 6 months or more
- 78% are interested in finding employment
- 46% are interested in owning their own businesses
- Barriers to Employment
 - a. 33% Transportation
 - b. 19% Child Care
 - c. 5% Background Checks
 - d. 20% Limited Skills or Education
 - e. 1% Drug Screenings
 - f. 13% Disabilities or Health Problems
 - g. 7% Assistance Decreases or Rent Increases
- 10% receive TANF
- 61% receive Food Stamps
- 4% receive SSDI
- 9% receive SSI
- 11% report other income

Part IV

- 32% are interested in GED Classes
- 12% are interested in Literacy Classes
- 57% are interested in Computer Training
- 6% are interested in Substance Abuse Education and/or Support Groups
- 26% are interested in Parenting Classes
- 33% are interested in Budgeting or Credit Counseling
- 50% are interested in Job Training or Support Classes
- 23% are interested in WIC
- 15% are interested in Family Counseling
- 22% are interested in Health or Nutrition Classes
- 23% are interested in Tutoring or Mentoring for their Child
- 47% are interested in Resident Associations
- 49% are interested in Neighborhood Watch programs
- 32% are interested in Health Care prevention and Education Programs
- 47% are interested in On-Site Health Clinics
- 68% are interested in becoming home owners in the next 5 years

Query Totals of All Family Sites

Query Name	Query Totals
Teen Mom or Pregnant Teen	153
Resident with Full-Time Employment	138
Resident with Part-Time Employment	194
Adult Resident W/O H/S Diploma or GED	614
Single Male Head of Household	78
Single Female Head of Household	1021
Dual Parent Household	123
Seek Medical Attention With Family Doctor	503
Seek Medical Attention at Health Clinic	524
Seek Medical Attention at Emergency Room	426
Residents with Medicaid Insurance	2278
Residents With Medicare Insurance	84
Residents with Private insurance	139
Residents with Other Insurance	276
Residents with Health Insurance	2777
Residents with No Insurance	726
Households not Current on Immunizations	111
Households which Travel by Own Vehicle	555
Households Which Travel By Bus/Taxi	365
Households Which Travel By Friend/Family	5
Households Which Travel By Other Means	5
Households with Transportation Barriers to Employment	489
Households with Childcare Barriers to Employment	281
Households With Limited Skills/Education Barriers to Employment	299
Households with Disability Barriers to Employment	192
Households Receiving TANF	146
Households Receiving Food Stamps	895
Households Receiving SSI/SSDI	126
Households Receiving Other Income	159
Households Interested in GED Classes	474
Households Interested in Substance Abuse	87
Households Interested in Neighborhood Watch	716
Households Interested in Family Counseling	226
Households Interested in WIC	336
Households Interested in Literacy Programs	174
Households Interested in Parenting Class	386
Households Interested In Budgeting/Credit Counseling	492
Households Interested in Health/Nutrition Classes	329
Households Interested In On Site Medical Clinic/Screenings	684
Households Interested In Computer Training	842
Households Interested in Youth Tutoring/Mentoring	342
Households Interested In Job Training/Job Support	741
Households Interested In Resident Association	684
Households Interested in Homeownership	1000
Residents in Job Training or Other Work	38
Households Receiving TANF/SSI/Food Stamps	952
Registered Voters	560

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

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

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

Part II

- 48% rate their health as fair
- 21% rate their health as poor
- 14% have a regular doctor
- 18% use a health Clinic for Medical needs
- 12% go to the Emergency Room for illness
- 78 residents have not had a physical exam in 3 or more years
- 218 residents have not seen a dentist in 3 or more years
- 55% have some form of Health Insurance
- 60% report having physical health problems
- 43% report having Mental Health issues
- 62% report having a disability
- 2% report having been homeless in the past
- 31% have lived in assisted housing prior to moving in to THA
 - 53% of those who have lived in assisted housing before have lived in assisted housing for 3 years or more over their whole life
- 47% have moved 3 or more times in the last 5 years
- 21% use their own vehicles for transportation
- 42% use the bus for transportation

Part III

- 100% of adults know how to read
- 9% were employed at the time of move-in
- 33% are interested in finding employment
- 8% are interested in owning their own businesses
- Barriers to Employment
 - a. 20% Transportation
 - b. 4% Background Checks
 - c. 12% Limited Skills or Education
 - d. Less than 1% Drug Screenings
 - e. 50% Disabilities or Health Problems
 - f. 4% Assistance Decreases or Rent Increases
- 50% receive Food Stamps
- 21% receive SSDI
- 36% receive SSI
- 22% report other income

Part IV

- 11% are interested in GED Classes
- 9% are interested in Literacy Classes
- 40% are interested in Computer Training

- 6% are interested in Substance Abuse Education and/or Support Groups
- 17% are interested in Budgeting or Credit Counseling
- 23% are interested in Health or Nutrition Classes
- 51% are interested in Resident Associations
- 48% are interested in Neighborhood Watch programs
- 31% are interested in Health Care prevention and Education Programs
- 55% are interested in On-Site Health Clinics

Query Totals of All Elderly Sites

Query Name	Query Totals
Residents in Need of an Eye Exam	178
Residents who have Difficulty Hearing	84
Residents in Need of a Mammogram	60
Resident has Trouble Remembering to Take Medication	61
Resident has Mental Health Issues	156
Resident Needs Assistance Filling Out Forms	128
Seeks Medical Assistance with a Family Doctor	50
Seeks Medical Attention at Health Clinic	66
Seeks Medical Attention at Emergency Room	42
Residents with Medicaid Insurance	101
Resident With Medicare Insurance	33
Residents With Private Insurance	0
Residents With "Other" Health Insurance	27
Residents With Health Insurance	161
Residents with No Health Insurance	162
Residents Paying for Prescriptions with Medicaid/Medicare	122
Residents Paying for Prescriptions with Family Assistance	5
Residents Paying for Prescriptions with Day Center / Agency Assistance	65
Residents Paying for Prescriptions with Private Insurance	12
Residents Paying for Prescriptions with own Income	47
Resident not Paying for Prescriptions	38
Households interested in: GED Classes	41
Households interested in: Literacy Program	32
Households interested in: Computer Training	144
Households interested in: Substance Abuse Counseling	22
Households interested in: Budgeting / Financial Assistance	62
Households interested in: Job Training	109
Households interested in: Counseling	86
Households interested in: Health / Nutrition Classes	82
Households interested in: Meals on Wheels	0
Households interested in: Support Groups	69
Households interested in: Home Health Assistance	0
Households interested in: Housekeeping Assistance	28
Households interested in: Resident Association	184
Households interested in: Neighborhood Watch	174
Households interested in: Health Care Prevention / Education	113
Households interested in :On Site Medical Clinic / Screenings	199
Registered Voters	75
Resident Who Need To Register to Vote	81
Households that Travel by Own Vehicle	75
Households that Travel by Bus	152
Households that Travel by Bicycle	4
Households that Travel by Taxi	5
Households that Travel by Friend or Family	2
Households that Travel by Walking	32
Households that Travel by The Lift	11
Households that Travel by Other Means	19
Resident Does not Eat At Least Two Hot Meals Per Day	69

Resident Needs Assistance with Preparing Meals	28
Resident Not Able to Read Without Assistance	54
Resident Employed Full Time	11
Resident Employed Part Time	28
Resident Retired	36
Resident Disabled	170
Resident Volunteering	6
Resident has Other Employment	28
Resident Has No Employment	17
Resident Interested In: Arts & Crafts	154
Resident Interested In: BINGO / Cards / Games	167
Resident Interested In: Field Trips	171
Resident Interested In: Movies	218
Resident Interested In: Educational Programs	144
Resident Interested In: Programs with Youth	96
Resident Interested In: Exercise Classes	53
Resident Interested In: Birthday / Holiday Parties	158
Resident Interested In: Clubs	43
Resident Interested In: Other	48
Resident Interested in Volunteering	135
Resident Able to Volunteer In the Morning	50
Resident Able to Volunteer in the Afternoons	56
Residents Able to Volunteer in the Evenings	39

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.

- A** Admissions Policy for Deconcentration
- B** FY 2004 Capital Fund Program Annual Statement
- C** Section 8 Homeownership Capacity Statement (included in Executive Summary)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- D** PHA Management Organizational Chart
- E** FY 2004 Capital Fund Program 5 Year Action Plan
- F** Comments of Resident Advisory Board or Boards (included in PHA Plan text)
- G** Other (List below, providing each attachment name)

2000 CFP OK073h04	2001 CFP OK073g04
2002(B)RHF OK073f04	2002 CFP OK073e04
2003 CFP \$707K Original Submission OK073a04	2003 CFP OK073d04
2004 CFP Original Submission OK073b04	2004 – 2008 Five Year Plan OK073c04

Supporting Documents Available for Review

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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	
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) Resident Assessment Survey Follow-up Plan Housing Authority of the City of Tulsa and Housing Authority of the City of Lawton Consortium Agreement	(specify as needed) Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

SOURCES:

2000 Consolidated Plan City of Tulsa

FY 2003 Consolidated Plan Year 4 (One Year Action Plan) for the City of Tulsa

I. HOUSING NEEDS ASSESSMENT

Estimate of Housing Needs for the Next Five Years

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

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

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

Data from the 2000 population census place the Tulsa population at 393,049. This is an increase of 7% from a decade earlier. Approximately 70% of the population of Tulsa County resides in Tulsa.

Racial composition is as follows: 70.1% is white; 15.5% is African American; 4.7% is Native American and 9.7% is all other races. In 1990, 79% of the population was white; 13% was African American; 3% was Hispanic; 4% was Native American; and 1% was Asian/Pacific Islander. This represents a slight increase from 1980 for all racial groups except whites, which decreased by 2.6%. Tulsa has experienced rapid growth in the Hispanic population.

(Source: Oklahoma Department of Commerce).

Concentration of Racial/Ethnic Minorities

Census tracts with **twice** the Metropolitan Statistical Area (MSA) average are considered to be "concentrations of minorities" for Consolidated Plan purposes. The MSA averages for minorities are based on 1990 Census Data. *It is expected that these maps will change and an appropriate amendment to the Consolidated Plan submitted to HUD once UDD staff completes a U. S. Census data course scheduled for August 21, 2003.*

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

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

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

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

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

Categories of Persons Affected by Income and Tenure

HUD has provided the following definitions for income groups:

- Extremely low income (those earning 0-30% of the median family income)
- Low income (those earning 31-50% of the median family income)
- Moderate income (those earning 51-80% of the median family income)
- Middle income (those earning 81-95% of the median family income)

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

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

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

Homelessness

The City operates homeless programs through the Emergency Shelter Grant Program. Some Community Development Block Grant funds have assisted in the past with such items as rehabilitation of the Day Center for Homeless and operational funds for 12 and 12 Treatment Center.

The City's strategy for addressing homeless needs is outlined in the Continuum of Care Plan. The Plan addresses the nature and extent of homelessness and enumerates the need for facilities and services for homeless individuals and families. An inventory of facilities and services for this segment of citizens may be found in the Fiscal Year 2000 Five-Year Consolidated Plan.

The Continuum of Care Plan identifies the following funding priorities: development of additional transitional and permanent supportive housing stock for special needs populations (e.g., victims of domestic violence, chronic substance abusers and severely mentally ill persons); development of single room occupancy and "safe havens" for special needs populations; and outreach, treatment and supportive services for the homeless and to prevent homelessness.

Cost Burden

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

Currently, if a renter household expends up to 30%, or an owner household expends up to 35% of gross income for housing, it is within the norm. If either expends over their

respective amounts, it may be said that they are experiencing a cost burden. If either expends over 50% of gross income for housing, they experience a severe cost burden.

Current estimates of need for housing assistance for extremely low-, low- and moderate-income households follow. This data was abstracted from Table 1C (a HUD-generated table used in the City's "Comprehensive Housing Affordability Strategy"), which follows the discussion of renter and owner needs by income.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

All Other Households, Rental - This is the largest group of households in this income category at 6,707 households, 28% of whom experience some type of housing

problem. A total of 1,744 households (or 26%) experience a cost burden and 134 households (or 2%) experience a severe cost burden.

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

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

Overcrowding

In 1980, a total of 3,708 or 2.5% of all households were overcrowded (1.01 - 1.5 persons per room). Of that amount, 899 were severely overcrowded (had more than 1.5 persons per room). Proportionately, renter-occupied households had more overcrowding - 3.5% of all renter-occupied households, versus 1.6% of all owner-occupied households. Further, of the 3,708 total overcrowded households, 1,889 were minorities (1,433 experienced mild overcrowding and 456 experienced severe overcrowding).

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

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

Substandard Housing

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

According to the City's Housing Assistance Plan (last written in 1988), minority households appear likelier to occupy housing which is deficient in some manner than the rest of the population. The proportion of minority-occupied units lacking complete plumbing is over 1.5 times that of such units in the general population (1.34% versus

0.82%). As the housing market has tightened over the past five years, more and more substandard units, particularly rental units, have remained occupied. Because landlords can demand market rate rents, participation in subsidized housing programs such as Tulsa Housing Authority's Section 8 program has declined significantly, creating a shortage of safe, decent affordable housing. The City's Community Housing Development Organizations are addressing this issue in their respective programs.

OTHER SPECIAL NEEDS

General Needs of the Elderly

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

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

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

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

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

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

Needs of Large/Small Families

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

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

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

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

Mentally, Physically and Developmentally Disabled

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

It is estimated that approximately 7,200 persons with developmental disabilities reside in Tulsa County (1.9% of the total population). Of that amount, 1,200-1,300 persons access the State service system. Many of these services for people with developmental disabilities are primarily provided by the Department of Human Services (DHS), the public schools, the Department of Rehabilitation Services and a number of non-profit organizations. Currently, over 200 people are on the waiting list for services funded by a Medicaid waiver. Many of these families receive a state subsidy to purchase services, which is available as an alternative. Funding of services through DHS is not based upon entitlement and is determined yearly by the Oklahoma State Legislature and Commission for Human Services.

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

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

However, there is currently an initiative led by Fannie Mae to develop a home ownership mortgage product for this population. Operating under the Home of Your Own Steering Committee and entitled "Home Choice", it is now offered in 23 states.

A meeting was held August 3, 2000 by local stakeholders (Fannie Mae, HUD, Oklahoma Association of Community Action Agencies, non-profits, governmental entities and self advocates) to determine the best method of delivery and implementation for this specialized product.

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

Those with Alcohol and Drug Addictions

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

Those with AIDS

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

While this population has stabilized in numbers over the past five years, the need for assisted living and associated supportive services remains. In Tulsa C.A.R.E.S.' March 1999 "HIV Housing Needs Assessment Report" (an Addendum to the November 1998 HIV Housing Needs Assessment Report), survey results show that since discovering their HIV status, 33% of respondents had slept at a friend's house to find a place to sleep; 18% had slept in a car; and 16% had slept in a local shelter. The median monthly gross income per respondent was \$572 while the median monthly rent or mortgage expense was \$237. Median monthly out of pocket health care was \$100. A majority of the respondents feel that there is not adequate housing available for this population.

Needs of those with disabilities not requiring supportive services

Quantitative data for this group are not available.

Locational Policy

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

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

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

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

Housing Trends

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

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

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

be seen in the nearly 10% drop in homes affordable to those with median family incomes, affordable housing is once again an issue for many citizens.

Rental Market

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

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

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

Single Family Housing Market

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

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

Housing Inventory

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

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

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

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

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

Implication of Market Conditions for Housing Programs and Strategies

Rental Assistance Programs

The Tulsa Housing Authority currently administers 4,133 Housing Choice program vouchers. And a total of approximately 8,036 persons are on the Authority's waiting lists (Section 8, Section 8 Site Based and Public Housing combined).

Tulsa landlords are expressing an ever increasing interest in the Authority's Section 8 program and THA has more landlords participating in the program than ever before.

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

**SOURCE: 2003 Consolidated Plan City of Tulsa Annual Update Year 4
Unmet needs and Strategic Initiatives**

The 2003 count of sheltered and unsheltered homeless individuals indicated 760 individuals experience homelessness at one time in Tulsa County. This count included 179 individuals identified as chronically homeless. The gap analysis of available housing units indicates an unmet need of 286 units. The Tulsa CoC Homeless Assistance plan to meet housing and service needs is based upon a “housing first” philosophy that links participants to service delivery at the time and place needed and follows the best practice *Comprehensive Continuous Integrated System of Care* model developed by Minkoff and Cline (2001).

Actions to Address Obstacles to Meeting Underserved Needs

Since it has become increasingly difficult to identify financial resources available to address human services needs in our community, the Community Services Division has developed a database that is available help social service agencies target their fund raising efforts to Oklahoma and national foundations. Foundations in the database have expressed interest in funding human services programs and consider grant proposals in determining their funding decisions.

Actions Taken to Foster and Maintain Affordable Housing

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

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

The City will consider all available resources in addressing these issues and when allocation of funds is not possible, will consider lending support in an advocacy role. Actions taken include ongoing support of Homeownership Tulsa by the Mayor and City Council, UDD representation on the North Tulsa Affordable Housing Task Force, East Side Prevention Coalition and continued sale of in-fill lots for affordable and market rate construction of single family housing.

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

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

The primary barrier to safe, decent affordable housing continues to be lack of funds, availability of suitable housing, and inability to obtain low interest rate loans because of damaged or no credit history. Low-income renters experience difficulty finding sound housing at rates they can afford. A lack of landlords willing to rent to Section 8

Voucher Holders is less of an issue as the economy declines. However, there remains a demand for quality, affordable rental units; Tulsa Housing Authority has conducted several workshops to inform and recruit potential landlords.

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

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

In January of 2002, the Department of Human Rights developed and produced a housing directory that listed all agencies and organizations in the City of Tulsa that had as its mission the furthering of fair housing or that provided housing services and/ or were members of the Fair Housing Partnership.

The Department of Human Rights planned and participated through the Fair Housing Partnership in the City of Tulsa's National Fair Housing Month activity. This event was held on April 20, 2003. Mayor Bill LaFortune proclaimed April as fair housing month, and over 23 other housing agencies and organizations participated by setting up information booths and providing training in fair housing, landlord tenant issues, tenant selection, and home buying.

In June of 2002, the Department of Human Rights worked with the Tulsa Housing Authority to submit and obtain a FHIP grant to provide a coordinator to plan and implement activities for the Fair Housing Partnership.

In July 2002, the Department planned, and made a fair housing presentation to the Community Action Program's housing counselors. This training was attended by 25 counselors and covered: Fair housing, predatory lending, disability etiquette and Landlord Tenant Law.

In September 2002, in cooperation with the Partnership, we conducted our Annual Landlord tenant training. This training was attended by 92 landlords. The training covered fair housing, disability etiquette and the Landlord Tenant Act.

For the City of Tulsa's Fair Housing month activity for 2003 "It's All About Housing" was held at OSU-Tulsa. Articles informing the public about fair housing and the event were published in all local and many of the state minority newspapers. Approximately 25,000 copies (in Spanish and English) were distributed in those newspapers. Bus benches yielding over 340,000 hits daily were placed strategically around the city. The Regional Director of Region VI, Cynthia Leon, was present and Mayor LaFortune proclaimed April as Fair Housing month. Training was provided in the areas of tenant rights, fair housing, how to shop for a mortgage and how to buy a home were presented. This event was made possible by a FHIP grant provided to the Oklahoma Human Rights Commission.

The Department and the Partnership, along with CAPTC, have been working to develop documentation on the existence of predatory lending in this community. Most agencies dealing with providing housing have heard anecdotal stories of predatory lending in this community especially in the elderly, minority and disability communities. CAPTC is working with the Oklahoma legislature to define and address this issue.

Due to the growth of the Partnership, and in light of the FHIP grant received by the Tulsa Housing Authority (to fund a coordinator for the Fair Housing Partnership), the need for a more formal structure for the Partnership has emerged. The Partnership is now developing criteria for its operation.

The Department of Human Rights continues to audit the local newspaper for rentals and sales to ensure that the ads do not discourage rental and sales based on race, sex, disability, familial status, etc. The Department received in excess of 370 calls concerning strictly housing out of 3700+ total calls between January, 2002 and June 1, 2003. Training is offered to local community colleges' Sociology and History classes on fair housing. Informal surveys on the barriers to fair housing from this population includes: education inequities in minority areas, lack of accessible jobs in minority areas, poor public transportation, lack of services and places of public accommodation in minority areas, and inadequate or nonexistence entertainment including public facilities.

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

Other prospective residents lack funds for initial housing costs such as utility and security deposits. Lastly, a general lack of self esteem among residents, lack of

education and training and poor basic living skills impede residents' ability to obtain affordable housing.

Actions to Reduce the Number of Poverty Level Families

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

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

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

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

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

- Consolidated Plan of the Jurisdiction/s
 Indicate year: **2000 Consolidated Plan and
 FY 2003 Year 4 (One Year Action Plan -
 Consolidated Plan)**
- U.S. Census data: the Comprehensive Housing Affordability Strategy
 (“CHAS”) dataset
- American Housing Survey data
 Indicate year:
- Other housing market study
 Indicate year: **1998 Howell Study Tulsa Market Analysis**
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Public Housing Waiting List													
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: HOPE VI Country Club Gardens <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"><u>HUD Project Number</u></td> <td style="width: 50%;"><u>Site Name</u></td> </tr> <tr> <td>OK56P073026-30</td> <td>Osage Center</td> </tr> <tr> <td>OK56P073027</td> <td>Osage Duplexes</td> </tr> <tr> <td>OK56P073028</td> <td>Newton Country Club</td> </tr> <tr> <td>OK56P073029</td> <td>Osage North</td> </tr> </table>				<u>HUD Project Number</u>	<u>Site Name</u>	OK56P073026-30	Osage Center	OK56P073027	Osage Duplexes	OK56P073028	Newton Country Club	OK56P073029	Osage North
<u>HUD Project Number</u>	<u>Site Name</u>												
OK56P073026-30	Osage Center												
OK56P073027	Osage Duplexes												
OK56P073028	Newton Country Club												
OK56P073029	Osage North												
	# of families	% of total families	Annual Turnover										
Waiting list total	1806												
Extremely low income <=30% AMI	1623	90%											
Very low income (>30% but <=50% AMI)	164	9%											
Low income (>50% but <80% AMI)	19	1%											

Housing Needs of Families on the Public Housing Waiting List			
Families with children	666	37%	
Elderly families	71	4%	
Families with Disabilities	197	11%	
Race/ethnicity 1	657	36%	
Race/ethnicity 2	927	51%	
Race/ethnicity 3	158	9%	
Race/ethnicity 4	64	4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1058	59%	
2 BR	538	30%	
3 BR	182	10%	
4 BR	27	1%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input 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 Public Housing Waiting List			

**Housing Needs of Families on the
Public Housing Waiting List**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

HOPE VI Country Club Gardens

HUD Project Number

Site Name

OK56P073026-30

Osage Center

OK56P073027

Osage Duplexes

OK56P073028

Newton Country Club

OK56P073029

Osage North

	# of families	% of total families	Annual Turnover
Waiting list total	256		
Extremely low income <=30% AMI	213	83%	
Very low income (>30% but <=50% AMI)	39	15%	
Low income (>50% but <80% AMI)	4	2%	
Families with children	174	68%	
Elderly families	35	14%	
Families with Disabilities	52	20%	
Race/ethnicity 1	34	13%	
Race/ethnicity 2	214	84%	
Race/ethnicity 3	6	2%	
Race/ethnicity 4	2	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	82	32%	
2 BR	60	23%	
3 BR	114	45%	

**Housing Needs of Families on the
Public Housing Waiting List**

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

**Housing Needs of Families on the
Section 8 Waiting List**

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	4,693		
Extremely low income <=30% AMI	3,511	75%	
Very low income (>30% but <=50% AMI)	1,182	25%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	3,011	64%	
Elderly families	92	2%	
Families with Disabilities	148	3%	
Race/ethnicity 1	2,691	43%	
Race/ethnicity 2	3,057	48%	
Race/ethnicity 3	392	8%	
Race/ethnicity 4	129	3%	

**Housing Needs of Families on the
Section 8 Waiting List**

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- 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	\$5,890,947	
b) Public Housing Capital Fund	\$5,841,781	
c) HOPE VI Revitalization	\$14,130,966	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$24,387,337	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$352,784	
h) Community Development Block Grant	\$20,000	Utility Assistance
i) HOME	\$300,000	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
2004 HUD Budget Calculation	\$2,804,128	Public Housing Oper
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	\$53,827,943	

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: (describe)
- 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 (describe)
- 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 (**HOPE VI**)
- 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) (**Various Local Social Service Agencies**)
- 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?**1**
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? **1**

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
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 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
- 1 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) **Elderly or Disabled Family Member**

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

**2004 Agency Plan
Deconcentration Analysis
HUD Approved Target Range 85% - 115%**

Site	Avg Incs	Decon %	Avg Incs	Decon %	Avg Incs	Decon %
	Dec-01		Oct-02		Aug-03	
73-1	\$8,227	139%	\$7,305	124%	\$5,639	102%

73-2	\$10,401	176%	\$9,691	156%	\$7,074	128%
73-3	\$3,744	63%	\$3,793	69%	\$3,568	65%
73-5	\$4,398	75%	\$4,492	76%	\$4,429	80%
73-6	\$3,442	58%	\$3,470	59%	\$3,988	72%
73-8	\$4,237	72%	\$4,957	84%	\$4,790	87%
73-10	\$3,586	61%	\$3,209	55%	\$3,336	61%
73-12	\$3,812	65%	\$4,279	73%	\$4,052	73%
73-17	\$7,469	127%	\$6,216	106%	\$7,001	127%
73-18	\$3,768	64%	\$5,471	93%	\$5,748	104%
Average	\$5,898		\$5,876		\$5,514	

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

- X** List (any applicable) developments below:
73-3
73-5
73-6
73-10
73-12

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

- X** List (any applicable) developments below:
73-2
73-17

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)

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

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

d. Yes **X** 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) Local Social Service Agencies

(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:

(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(s) (list below) **Elderly or Disabled Family Member**

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

2 Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

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?

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

- ⇒ **The family is awaiting an eligibility determination to receive federal, state, or local assistance (includes legal aliens entitled to receive assistance under the INA)**
- ⇒ **The family's income decreases due to changed circumstances, loss of employment, or a death in the family**
- ⇒ **The family will be evicted as a result of non-payment of the minimum rent**

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: **Flat Rents**

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: **Flat Rents**

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

- c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
 - Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The **2004** Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as Attachment **OK073b04**

-or-

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

(2) Optional 5-Year Action Plan

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

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name
- or-
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

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

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

1. Development name: **Osage Hills**
2. Development (project) number: **OKO73011**
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Osage Hills HOPE VI OKO-73-11

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

b. Projected end date of activity: **12/31/07**

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:	Osage Hills
1b. Development (project) number:	OKO73011
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"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(07/09/01)</u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan

<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one)
<input checked="" type="checkbox"/> Part of the development
<input 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. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

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

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

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)

Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
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 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants

	(start of FY 2000 Estimate)	(As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

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

2. What information or data did the PHA 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)

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

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

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

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

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

C. Coordination between PHA and the police

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- 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)]

THA-88 (002) REV.(03/2003)

APPENDIX "I"
HOUSING AUTHORITY OF THE CITY OF TULSA

PET POLICY

SECTION I

Selection Criteria

A. Approval

Prior to *allowing a resident to cohabitant with an approved house pet in any THA property, the resident must enter into an "Agreement".* In addition, the pet owner must provide proof of the pet's good health, weight, and suitability under the standards set forth under "General Guidelines" in the criteria. In addition, *the resident must present a certificate of inoculation and vaccination, along with proof of registration, spaying, and or neutering during the annual housing re-certification. In compliance with the Americans with Disabilities Act of 1990 and Section 504 of the Rehabilitation Act of 1973, as amended, Tulsa Housing Authority does allow resident to cohabitate with assist animals for persons involved in law enforcement activities and persons with disabilities. It is an ordinance of the City of Tulsa that all animals be licensed, inoculated, and vaccinated within 30 days of the dog reaching four (4) months of age. Tulsa Housing Authority will not charge any fees for assist animals or support of service dogs. A doctor's statement supporting the need for an assist animal must be presented to the Site Manager. Also all licenses, training certifications, inoculations, and vaccinations must be kept up by a licensed veterinarian. The maximum weight of dogs does not apply to assist animals.*

Initial

B. General Guidelines

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

1. Dogs
 - a. Maximum number – one (1);
 - b. Maximum weight – twenty-five (25) pounds;
 - c. Must be house broken;
 - d. Must be spayed or neutered by a licensed veterinarian;
 - e. Must be properly *inoculated* by a licensed veterinarian;
 - f. Must be licensed annually or for a three year period;

2. Cats
 - a. Maximum number – one (1);
 - b. Must be spayed or neutered by a licensed veterinarian;
 - c. Must be properly *inoculated* by a licensed veterinarian;
 - d. Must be trained in and uses of the litter box;
 - e. Must be licensed annually or for a three year period;
 - f. Must be de-clawed

3. Birds
 - a. Maximum number – two (2)
 - b. Must not be more than 12 inches in height and 2 lbs. in weight
 - c. Must be maintained inside of cage at all times

4. Fish
 - a. *Must be fresh water fish only*
 - b. Maximum aquarium size – twenty (20) gallons of fresh water
 - c. Must be supported by an approved stand for aquariums and weight

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

Initial

SECTION II Pet Fees & Security Deposits

- A. A pet fee of \$30.00 and an increased security deposit of \$100.00 shall be required of all residents housing pets. Management reserves the right to change the deposit amount consistent with federal guidelines at any time.

- B. Resident's liability for damages caused by his/her pet is not limited to the amount of the fee or pet deposit. The resident will be required to reimburse for the real cost of any and all damages caused by his/her pet where they exceed the amount of the fee and or deposit.

- C. All units occupied by a dog or cat will be fumigated upon being vacated. It shall be the responsibility of the resident owning a pet which unit is infested by fleas and or ticks to pay the cost of correcting the infestation. ***If during a housekeeping inspection; or HQS Inspection, it is discovered that a unit has become infested by fleas and or ticks, the resident will also be responsible for the cost of the fumigation of the infested unit and other affected units and common areas.***

Initial

SECTION III Pet Rules

- A. Dogs and Cats
 1. Dogs and cats shall be maintained within the residents pet owner's unit. The patio, balcony, or, storage areas of such units will not be acceptable by THA Management as a dwelling place for any animal. No alterations of any kind to the unit, patio, balcony, or storage area shall be permitted for pet retention. Outdoor pet shelters are prohibited on all THA Communities. When outside, the dog or cat shall be kept on a collar or harness attached by a ***leash made of leather or chain linked metals, no longer than six (6) feet long, which is able to retain the pet from breaking loose.***

The resident shall maintain control of the pet AT ALL TIMES. Under no circumstances shall any cat or dog be permitted to roam free in any common area. Pets must not interfere with THA personnel or Emergency Response Teams conducting inspections or emergency calls to the pet owner's unit.
 2. The pet owner shall immediately pick up all animal waste, and litter box matter, which will be disposed of in a sealed plastic trash bag and placed in a trash receptacle. Cat litter shall not be disposed of by flushing down toilets or droppings in the building trash chutes. The pet owner shall be charged and remit payment for

unclogging toilets for clean up of common area due to pet nuisance. No pet owner shall permit his/her pet to commit a nuisance in any other part of the exterior or interior common area.

3. Resident pet owners agree to be responsible for immediately cleaning up any dirt or mud tracked through the common area lobby, halls, or elevator by his/her pet.
4. Pet owners shall keep their pets under control at all times. Pet owners shall assume sole responsibility for liability arising from any injury sustained by any person attributable to their pet and agree to hold the owner and management harmless in such proceedings.
5. Resident pet owners agree to control the noise of his/her pet such that it does not constitute a nuisance to other residents. Failure to control pet noise may result in the removal of the pet from the premises by Animal Control Authority. **ANY PET WHO CAUSES BODILY INJURY TO ANY RESIDENT; GUEST OR STAFF MEMBER SHALL BE IMMEDIATELY AND PERMANENTLY REMOVED FROM THE PREMISES WITHOUT PRIOR NOTIFICATION.**
6. No pet shall be left unattended in any unit for longer than twelve *consecutive* (12) hours.
7. All resident pet owners shall provide adequate care, nutrition, exercise and medical attention for his/her pet. Pets which appear to be poorly cared for, or which are left unattended for longer than twelve (12) *consecutive* hours will be reported to the **Animal Control Authority. THA management will recommend the removal of the pet at the pet owner's expense.**
8. *Feeding of pets in common areas is prohibited.*
9. In the event of a pet owner's sudden *incapacitating* illness, the resident pet owner agrees that management shall have discretion with respect to the *provision of care to the pet consistent with local and federal guidelines*. The provision of care will be at the expense of the resident pet owner unless written instructions with respect to such area are provided in advance by the resident to the management site office and all care shall be at the resident's expense. In the event of death of a resident pet owner, the owner agrees that management shall have discretion to dispose of the pet consistent with local and federal guidelines, unless written instructions exist with respect to such disposition.
10. In the event of a pet's death, the resident pet owner shall notify the Department of Animal Collection, who shall dispose of the pet in a sanitary manner. The resident shall also notify the site office so arrangements can be made for unit fumigation at the resident's expense. All tags and collar shall be removed and animal placed in a box, plastic bag, or other receptacle before collection by the City of Tulsa Dead Animal Collection Service. The phone number for this department is 596-9771.
11. The pet owner shall provide a signed statement by a third party over the age of eighteen (18) who agrees to act as an alternate pet caretaker. Unwillingness on the part of the named caretaker of a pet, per items 8 and 9 of this section, to assume custody of the pet shall relieve management of any requirement to adhere to any written instructions with respect to the care or disposal of a pet and shall be considered an authorization for management to exercise discretion in such regards consistent with federal guidelines.
12. Resident pet owners acknowledge that other residents may have chemical sensitivities or allergies related to pets or are easily frightened by such animals. The resident therefore agrees to exercise common sense and common courtesy with respect to such other resident's right to peaceful and quiet enjoyment of the premises.
13. All residents' pet owners must maintain each pet responsibility and in accordance with applicable federal, state, and local public health, animal control, and animal anti-cruelty laws and regulations.
14. Management may move to require the removal of a pet from the premises on a temporary or permanent basis for the following causes.
 - a. Creation of a nuisance after proper notification consistence with Section IV of these Pet Rules;
 - b. Excessive pet noise or odor with proper notification;
 - c. Unruly or dangerous behavior *displayed by the pet;*
 - d. Excessive damage to the resident's apartment unit and/or project common area;
 - e. Repeated problems with vermin or flea infestation;
 - f. Failure of the resident to provide adequate care of his/her pet;
 - g. Leaving a pet unattended for more than twelve (12) *consecutive* hours;
 - h. Failure of the resident to provide adequate and appropriate *inoculation* of the pet;
 - i. Resident's death and/or serious illness; and
 - j. Failure to observe any other rule contained in this section and not here listed upon proper notification.
15. Any resident informing THA management that they no longer have possession of a pet, must provide proof that the pet was turned over to a responsible party, died, or was turned into an animal shelter.

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

Initial

B. Birds

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

C. Fish

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

Initial

Section IV Notification Policy

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

A. Creation of a Nuisance

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

B. Dangerous Behavior

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

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

Initial

Section V Affidavit

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

Resident Pet Owner

Resident

Pet Registration Number

Pet's Name

Type of Pet

Breed of Animal

Date

Unit Number

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

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

City _____ *State* _____

Witness:

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

Witness Name _____

Title _____

Date _____

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

Public Housing Civil Rights and Fair Housing Policy

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

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

To further its commitment to full compliance with applicable Civil Rights laws, the HA will provide Federal, State, and local information to Public Housing resident regarding "discrimination" and any recourse available to them if they are victims of discrimination. Such information will be made available during the move-in process,

and all applicable Fair Housing Information and Discrimination Complaint Forms will be made a part of the New Resident packet.

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

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

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

Assisted Housing Civil Rights and Fair Housing Policy

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

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

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

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

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

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating,

capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached at Attachment (File name)
- Provided below:

RESIDENT ASSOCIATION OFFICER MEETING /
ANNUAL AGENCY PLAN

Tuesday, December 16, 2003
2:30 p.m.

In Attendance:

Chea Redditt, THA	Kim McCurry, THA	Alicia Kemp, THA
Sharon Hamilton, Parkview	Bennie Melton, Sandy Park	Don Hammons, THA
Irma Mahanes, Murdock	Reggie Carpenter, Murdock	Robert Rycraw, THA
Maria Lozano, East Central	Annie Mae Barnes, Apache	Stacey Burgess, THA
Adrienne Mitchell, Comanche	LaDeanna Anderson, THA	Claude Stover, THA
Peggy O'Donnell, Hewgley	Sandra Ramsey, Hewgley	Dwight Gragg, THA
Virginia Chambers, South Haven	Denise Dombiski, THA	Felicia Range, Meadows
April Chavez, Towne Square	Tiffani Gerhart, Mohawk	LaShondia Horn, Seminole

Welcome and Introductions

Kim McCurry welcomed everyone to the meeting and had everyone go around the room and introduce themselves. She then turned the floor over to Chea Redditt who discussed the annual agency plan and Needs Assessments.

Annual Agency Plan

Chea began by handing out a breakdown of the various categories that are looked at when a member of the Resident Services Department completes a Needs Assessment on each new resident as they move into one of THA's housing communities. She discussed that there are different categories for the family sites and different categories for the elderly sites, as their needs are not the same. Kim and her Service Coordinators meet with each new resident to determine their individual needs and then take that information and put together a program or a service that will help these residents to become more self-sufficient whether it be for healthcare, literacy, computer classes, job search, transportation or childcare. They can conduct these programs on a site specific basis since not all the needs are the same for each site. For example, if Sandy Park has a large number of teen moms, they would do programs or services specifically for parenting, but if East Central didn't have very many teen moms, they wouldn't do that program.

Chea then asked if any of the sites had any specific problems that they would like to have services or programs for:

- Apache 1. Transportation issues since the bus route is all messed up.
2. Kids, ages 13-17, are being expelled and need tutoring or intervention programs.

Hewgley 1. Are we to take notes at all of our Executive meetings?

Kim stated yes you need to take minutes at all meetings.

Do we need to make copies of anything for THA to go with the Service Coordinator's monthly report?

Kim stated, yes. We need copies of minutes, sign-in sheets, agenda, copies of checks and receipts, Treasurer's Report and Bank Statement from each site each month.

Do we turn in a weekly financial report?

Kim stated that the Treasurer's Report is done once a month and is turned in with the other Resident Association papers. The only difference would be if you have meetings each week, like Apache, then you would need to turn one in each week.

Meadows 1. She has Family & Children's Services come out and conducts parenting classes on site. They have a mentor who will address problems at each meeting. She also has a local church that offers free parenting classes and encourages her residents to attend them.

Robert stated that if you have kids that drop out of school, there are two schools that can assist with those kids. Phoenix Middle School for middle school aged children and Street School for high-school aged children. They will have the kids go to school for a half day then spend the other half at the Resource Center where they will work on their homework on the computer, if needed.

Mohawk 1. Parenting classes – Kids have no respect of the property and the parents don't discipline their children and don't even recognize that their kids are doing anything wrong.

Murdock 1. Asked what the actual breakdown is of family and elderly sites.

Dwight stated that there are 5 high-rises (3 Public Housing / 2 New Construction) and 13 Family sites.

What about apathy among the residents? How do we get them involved?

Chea stated that at Pioneer, the Service Coordinator started doing arts & crafts and they enjoyed doing them so much, that they started doing woodwork, quilting, and ceramics and have now opened up a Wood and Craft Store where the proceeds go towards the Resident Association activities. The wood items have gotten the men involved and the quilting and ceramics have gotten more women involved. Contact Kim for more details if you would like to start something like this at your site. Chea stated that this was a problem at all of the sites, both family and elderly.

Bennie, Sandy Park, stated that out of 160 units, she is happy to get 10 residents attend her meetings so she completely understands not having residents getting involved.

Legally, can they have an event where everyone participates, but only use the money for a prize for only "members" of the Association? They sell hot dogs, chili, etc. during events, but will give a discount on rent as a prize for members only. He stated that they are using it as an incentive to get more residents to become members.

Kim stated that each site's by-laws are different so if your by-laws don't state that you can give discounts for rent, you will need to amend your by-laws. Any changes to your by-laws must be first approved by a majority vote at the site, then final approval by THA. If you want to make changes, get with your Service Coordinator who can assist you with those changes.

Sandy Park 1. Teen programs – they have nowhere to go and end up coming to her house because they don't have anything else to do. A lot of them are not residents so they are not allowed into the Recreation Center and many of them are homeless.

Kids, ages 14-20, are getting kicked out of school and the parents just don't care what the kids are doing.

3. There are a lot of gangs in the area and neither the kids nor parents feel safe walking to the bus stop so maintenance men will have to escort them till their bus arrives.

Seminole 1. Kids, ages 13-17, are also being expelled.

Need to know how to get their residents to participate in programs at site.

What's the procedure if the kids are not being supervised in the early morning hours (around 2:00 am)?

Chea stated that the incident needs to be reported to the Property Manager who will make a referral to the Service Coordinator who can put together an intervention program or service for that site.

Robert stated that if he sees a child without a coat on, he will go directly to that parent and find out why. They are then given 3 chances to correct the problem before he intervenes.

Bennie, RA President at Sandy Park, stated that she went with her Service Coordinator to Restore Hope and got a bunch of coats to give to the kids in their community because so many of the parents couldn't afford to purchase one.

What if parent refuses to attend any of the classes being offered?

Chea stated that if enough complaints are turned in on that resident, that it would be considered a lease violation when could get them evicted. A lot of times the parents are out of control themselves and they don't know how to discipline their children which is where the intervention classes would come in handy.

Dwight stated that the Property Manager needs to be told first and they can have that resident come into the office and their conversation will go in that resident's file.

Chea then asked what site improvements that the sites would like to see. She mentioned the major renovations that would be taking place at some of the sites over the next year:

Comanche will have some bathroom and kitchen renovations made.
Pioneer will have some bathroom and kitchen renovations made.
Mohawk will have some bathroom and kitchen renovations made.
Hewgley will have some bathroom and kitchen renovations made.
Sandy Park will have some bathroom and kitchen renovations made.
East Central will have some bathroom and kitchen renovations made as well as floors and guttering.
Riverview will have their hot water tanks replaced.
Parkview will have their gas system updated, new floor tiles, entry doors and lighting.
LaFortune will have their domestic water fixed and cabinets replaced.
South Haven will have their roofing and guttering repaired.

Mohawk asked since they have already had their heaters worked on in the 2 and 3 bedrooms, she wanted to know when the 4 bedrooms would be worked on?

Chea stated that the HVAC systems are an ongoing project at all of the sites and since it is a major expense, they are only budgeted to do a certain number of units each year. They will be completed, just can't give a date yet.

Sandy Park asked if their site was ever going to have central heat and air?

Chea stated that it is not feasibly affordable to put central heat and air in each unit so we have to do what we can by using window units.

Chea also mentioned that for the last two years, THA has put together a cabinet shop so that we can build our own bathroom and kitchen cabinets that are of high quality rather than going outside to purchase them. Sandy Park just received theirs and they seem to really like them. All sites will eventually be receiving new cabinets, but it will take a little while to accomplish this.

Towne Square mentioned that they have a major bug problem. Even when her unit is spotless, she still has bugs. She's fogged, put combat down and nothing works. Mohawk suggested that they go to the Flea Market on Admiral and purchase some Chinese Chalk. She says it works guaranteed.

Chea also suggested that they go see Dwight and let him know what unit they are in and he'll see what he can do.

The Meadows asked about repairing cracks in their units as well as the pipe handles coming off in the tub.

Chea stated that those are used to place soap on, not necessarily to handle human weight. She suggested that she call maintenance about having the medal handles placed in her tub instead.

CURRENT EVENTS.

Kim mentioned that Murdock would be getting a new Service Coordinator through a grant that we just received.

We are doing the food baskets and Toys for Tots through the Salvation Army so if you have any questions regarding either of these, get with your site Service Coordinator.

Security Issues

Kim mentioned that if you would like to see a Neighborhood Watch in your community, Dan or any member of Security would love to come out and discuss it in more detail with your site. There are also trainings provided by Citizens Alert Patrol for both family and elderly sites.

Hewgley mentioned that they have Floor Monitors on each floor plus they work with the CAP program that provides help on Friday, Saturday and Sunday evenings only.

East Central stated that she only sees her security one day per week.

Sandy Park stated that they are there more than you realize. They have been driving different vehicles and going undercover so that they can catch some of the crime while it happens.

Kim stated that if you knew when Security was going to be there, then no crime would go on during that time.

Sandy Park asked about getting speed bumps before someone gets ran over.

Dwight stated that you will have to go through the City of Tulsa to request speed bumps, but so far they haven't allowed us to add any to any of our sites.

Kim suggested that they call the Mayor's Hotline for a request.

South Haven asked when their "Children at Play" signs were going to be hung up. They have had them for 2 years and no one has ever hung them up for them. Maintenance just keeps saying that they will get to it.

Dwight stated that he hadn't heard about any signs, but that he would take care of it.

South Haven also asked if there was anything they could do about curfews for her site? The young children (10-11 years old) are hanging out in the Laundromat till 2:30 am and sometimes vandalize it.

Kim stated that it would need to be reported to Security so they could keep an eye out for them. Also, if you know who the kid's parents are, report it to them as well.

South Haven also asked about their creek flooding over. If it was because of beautification reasons, it wasn't that pretty to keep.

East Central asked if the AmeriCorps members would be coming back.

Kim stated that we didn't receive the grant again this year so they won't be back this next year, but the Service Coordinators are working with the schools or you can look for volunteers in your community that would like to help tutor the children after school. Also, local churches have volunteers too.

South Haven asked if they were receiving Internet?

Kim stated that all Public Housing family sites would be receiving Internet. Not sure when, but eventually, all family sites will receive it.

Murdock stated that old folks like the Internet too.

Sandy Park suggested that maybe some of the residents from the high-rises would like to come to one of the family sites and help the kids on the computer.

Murdock asked why it was taking 30 days to receive their vending checks.

Don stated that the vendor cuts their checks on a quarterly basis, but that we cut a check one week after we receive them from them.

Kim stated that one thing that might hold up the check is the fact that they haven't turned in their paperwork yet (Bank Statement, Treasurer's Report, agenda, minutes and sign-in sheets).

Towne Square asked if they could have a handicap space painted in the parking lot? She has already spoken to the Property Manager.

Kim stated that the request needed to be put in writing.

Dwight stated that he would need to look into where the space would be located and will let them know.

Meeting adjourned at 3:40 p.m.

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

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

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

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

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

Optional Public Housing Asset Management Table

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

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

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

PHA Name: **TULSA HOUSING AUTHORITY** Comprehensive Grant Number: **OK56PO73502-03** Federal FY of Grant: **2003**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number Performance and Evaluation Report for Year Ending___
Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operating Expenses	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 17,500.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 207,000.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 150,000.00	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 88,000.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1501 Collateralization or Debt Service	\$ -	\$ -	\$ -	\$ -
20	1502 Contingency (may not exceed 8% of CFP 2003)	\$ 245,402.00	\$ -	\$ -	\$ -
21	Amount of Annual Grant (Sum Of Lines 2-20)	\$ 707,902.00	\$ -	\$ -	\$ -
22	Amount of line 20 related to LBP Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 related to Security	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages
Capital Funding Program (2003 CFP)

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
H/A WIDE ACTIVITIES	OPERATING EXPENSES	1406		\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	
	MANAGEMENT IMPROVEMENTS	1408		\$ -	\$ -	\$ -	\$ -	
	Computer Software	419106		\$ -				
	ADMINISTRATION	1410		\$ -	\$ -	\$ -	\$ -	
	FEES AND COSTS	1430		\$ -	\$ -	\$ -	\$ -	
73-00	CENTRAL OFFICE			\$ -	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ -	\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
	DWELLING EQUIPMENT	1465		\$ -	\$ -	\$ -	\$ -	
	NON DWELLING STRUCTURES	1470		\$ -	\$ -	\$ -	\$ -	
				\$ -				
	NONDWELLING EQUIPMENT	1475		\$ -	\$ -	\$ -	\$ -	
	Computer Hardware	147501	6					

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

Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages
Capital Funding Program (2003 CFP)

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-01	TOTAL SEMINOLE HILLS			\$ -	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
73-03	TOTAL COMANCHE PARK			\$ 207,000.00	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ -	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ -	\$ -	\$ -	\$ -	
	EXTERIOR PAINTING	146003	156700 SF	\$ 207,000.00	\$ -	\$ -	\$ -	
						\$ -	\$ -	
						\$ -	\$ -	
						\$ -	\$ -	
						\$ -	\$ -	
	NON DWELLING EQUIPMENT	1475		\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	

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

Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages
Capital Funding Program (2003 CFP)

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
				73-04 PIONEER PLAZA TOTAL				
	SITE IMPROVEMENTS	1450		\$ 138,000.00	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	DWELLING EQUIPMENT	1465		\$ 50,000.00	\$ -	\$ -	\$ -	
	FEI	146501		\$ 50,000.00		\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	NONDWELLING EQUIPMENT	1475		\$ 88,000.00	\$ -	\$ -	\$ -	
	SECURITY CAMERIAS	147511		\$ 88,000.00		\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
73-05 TOTAL APACHE MANOR								
	SITE IMPROVEMENTS	1450		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	NONDWELLING EQUIPMENT	1475		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	

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

Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Funding Program (2003 CFP)**

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Page 4 of 12 form HUD-52837 (01/05/95)								
73-06	TOTAL MOHAWK MANOR			\$ -	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	NON DWELLING EQUIPMENT	1475		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
73-07	TOTAL HEWGLEY TERRACE			\$ 50,000.00	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	DWELLING EQUIPMENT	1465		\$ 50,000.00	\$ -	\$ -	\$ -	
	FEI	146501	1	\$ 50,000.00	\$ -	\$ -	\$ -	

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

Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages
Capital Funding Program (2003 CFP)

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
				73-08	TOTAL RIVERVIEW PARK			
	SITE IMPROVEMENTS	1450		\$ -	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ -	\$ -	\$ -	\$ -	
	NON DWELLING EQUIPMENT	1475		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	

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

Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages
Capital Funding Program (2003 CFP)

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-10	SANDY PARK TOTAL			\$ -	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ -	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ -	\$ -	\$ -	\$ -	
	NON DWELLING EQUIPMENT	1475		\$ -	\$ -	\$ -	\$ -	
73-11	OSAGE HILLS TOTAL			\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages
Capital Funding Program (2003 CFP)

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
				73-12	PARKVIEW TERRACE TOTAL			
	SITE IMPROVEMENTS	1450		\$ -	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ -	\$ -	\$ -	\$ -	

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Funding Program (2003 CFP)**

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-13	LAFORTUNE TOWER TOTAL			\$ 50,000.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465		\$ 50,000.00	\$ -	\$ -	\$ -	
	FEI	146501	1	\$ 50,000.00	\$ -			
	<u>NONDWELLING EQUIPMENT</u>	1475		\$ -	\$ -	\$ -	\$ -	

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages
Capital Funding Program (2003 CFP)

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-17	SOUTH HAVEN MANOR TOTAL			\$ -	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ -	\$ -	\$ -	\$ -	
				\$ -				
				\$ -				
	<u>DWELLING STRUCTURES</u>	1460		\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	
						\$ -	\$ -	
						\$ -	\$ -	
						\$ -	\$ -	
						\$ -	\$ -	
						\$ -	\$ -	
						\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ -	\$ -	\$ -	\$ -	
				\$ -		\$ -	\$ -	
						\$ -	\$ -	

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

Signature of Executive Director and Date

form HUD-52837 (01/05/95)

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages
Capital Funding Program (2003 CFP)

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-18	EAST CENTRAL VILLAGE TOTAL			\$ -	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	
						\$ -	\$ -	
						\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	
						\$ -	\$ -	
						\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages
Capital Funding Program (2003 CFP)

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-19	SCATTERED SITE TOTAL			\$ 17,500.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 17,500.00	\$ -	\$ -	\$ -	
	STORAGE BUILDING	145013	1	\$ 17,500.00				
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ -	\$ -	\$ -	\$ -	
	CONTINGENCY			\$ 245,402.00	\$ 245,402.00			
	<u>Work Items</u>			\$ 462,500.00	\$ -	\$ -	\$ -	
	TOTAL BUDGET			\$ 707,902.00	\$ 707,902.00	\$ -	\$ -	

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

Signature of Executive Director and Date

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

Performance and Evaluation Report

Part III: Implementation Schedule
Capital Funding Program (CFP)

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-00	2/13/2006			2/13/2008			
73-03	2/13/2006			2/13/2008			
73-04	2/13/2006			2/13/2008			
73-05	2/13/2006			2/13/2008			
73-06	2/13/2006			2/13/2008			
73-07	2/13/2006			2/13/2008			
73-08	2/13/2006			2/13/2008			
73-10	2/13/2006			2/13/2008			
73-11	2/13/2006			2/13/2008			
73-12	2/13/2006			2/13/2008			
73-13	2/13/2006			2/13/2008			
73-17	2/13/2006			2/13/2008			
73-18	2/13/2006			2/13/2008			
73-19	2/13/2006			2/13/2008			

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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

²To be completed for the Performance and Evaluation Report.

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Office of Public and Indian Housing

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**Annual Statement /
Performance and Evaluation Report**

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

Part I: Summary
Capital Funding Program (2004 CFP)

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

HA Name	The Housing Authority of the City of Tulsa	Comprehensive Grant Number	FFY of Grant Approval
		OK56P07350104	2004

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number Performance and Evaluation Report for Year Ending__
 Final Performance and Evaluation Report:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1408 Management Improvements	\$ 481,900.00	\$ -	\$ -	\$ -
2a	1406 Operating Expenses	\$ -	\$ -	\$ -	\$ -
3	1410 Administration	\$ 476,563.00	\$ -	\$ -	\$ -
4	1411 Audit	\$ -	\$ -	\$ -	\$ -
5	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
6	1430 Fees and Costs	\$ 50,000.00	\$ -	\$ -	\$ -
7	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
8	1450 Site Improvement	\$ 221,400.00	\$ -	\$ -	\$ -
9	1460 Dwelling Structures	\$ 2,111,800.00	\$ -	\$ -	\$ -
10	1465.1 Dwelling Equipment-Nonexpendable	\$ 325,500.00	\$ -	\$ -	\$ -
11	1470 Nondwelling Structures	\$ 60,000.00	\$ -	\$ -	\$ -
12	1475 Nondwelling Equipment	\$ 267,600.00	\$ -	\$ -	\$ -
13	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
14	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
15	1502 Contingency (may not exceed 8% of line 16)	\$ 94,124.00	\$ -	\$ -	\$ -
16	Amount of Annual Grant (Sum Of Lines 2-15)	\$ 4,088,887.00	\$ -	\$ -	\$ -
17	Amount of line 16 related to LBP Activities	\$ -	\$ -	\$ -	\$ -
18	Amount of line 16 Related to Section 504 Compliance	\$ 25,000.00	\$ -	\$ -	\$ -
19	Amount of line 16 related to Security	\$ 165,000.00	\$ -	\$ -	\$ -
20	Amount of line 16 related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (2004 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	OPERATING EXPENSES	1406		\$ -	\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	
H/A WIDE ACTIVITIES	MANAGEMENT IMPROVEMENTS	1408		\$ 481,900.00	\$ -	\$ -	\$ -	
	Salaries	419103		\$ 165,900.00				
	Security	419102		\$ 100,500.00				
	Staff Training	419105		\$ 12,000.00				
	Computer Software	419106		\$ 4,000.00				
	Facility Officers	419108		\$ 199,500.00				
	Management Improvement Trainer	419109						
	ADMINISTRATION	1410		\$ 476,563.00	\$ -	\$ -	\$ -	
	Non-Technical Salaries	141001		\$ 58,100.00				
	Technical Salaries	141002		\$ 320,163.00				
	Benefits	141009		\$ 83,300.00				
	Sundry Admin Costs	141019		\$ 15,000.00				
	FEES AND COSTS	1430		\$ 50,000.00	\$ -	\$ -	\$ -	
	A/E Fees	143001		\$ 25,000.00				
	Consultant Fees	143002		\$ 25,000.00				
73-00	CENTRAL OFFICE			\$ 383,100.00	\$ 0.00	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 20,000.00	\$ -	\$ -	\$ -	
	Land scaping	145011		\$ 5,000.00	\$ -	\$ -	\$ -	
	Dumpster enclosure	145008		\$ 10,000.00	\$ -	\$ -	\$ -	
	Site Lighting	145014		\$ 5,000.00	\$ -	\$ -	\$ -	
				\$ 0.00	\$ -	\$ -	\$ -	
	DWELLING EQUIPMENT	1465		\$ 95,500.00	\$ -	\$ -	\$ -	
	Ranges & Refrigerators	146503		\$ 75,000.00				
	Replacement Window A/C Units	146504		\$ 20,500.00				
	NON DWELLING STRUCTURES	1470		\$ 60,000.00	\$ -	\$ -	\$ -	
	Central Maintenance Facility Renovation	147005		\$ 60,000.00				
	NONDWELLING EQUIPMENT	1475		\$ 227,600.00	\$ -	\$ -	\$ -	
	Computer Hardware	147501		\$ 45,000.00				
	Copiers	147502	6	\$ 37,500.00				
	Printers	147503	7	\$ 12,600.00				
	TV/VCR	147504		\$ 1,000.00				
	Office Furniture	147505		\$ 4,000.00				
	Security Equipment	147510		\$ 5,000.00				
	Vehicle Replacement	147507	6	\$ 122,500.00				

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (2004 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-01	<u>TOTAL SEMINOLE HILLS</u>			\$ 4,800.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 4,800.00	\$ -	\$ -	\$ -	
	Parking & Paving	145002		\$ 2,400.00	\$ -	\$ -	\$ -	
	Drainage/Site Improvements	145003		\$ 2,400.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
73-03	<u>TOTAL COMANCHE PARK</u>			\$ 45,800.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 23,800.00	\$ -	\$ -	\$ -	
	Parking & Paving	145002		\$ 2,400.00	\$ -	\$ -	\$ -	
	Drainage/Site Improvements	145003		\$ 2,400.00	\$ -	\$ -	\$ -	
	Sewer Line Replacement	145005		\$ 14,000.00	\$ -	\$ -	\$ -	
	Gas Systems Upgrade	145007		\$ 5,000.00	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 22,000.00	\$ -	\$ -	\$ -	
	Gutter Installation	146014		\$ 22,000.00	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
73-04	<u>PIONEER PLAZA TOTAL</u>			\$ 129,800.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 19,800.00	\$ -	\$ -	\$ -	
	Dumpster Enclosure	145008		\$ 15,000.00	\$ -	\$ -	\$ -	
	Site Drainage	145003		\$ 2,400.00	\$ -	\$ -	\$ -	
	Landscaping	145011		\$ 2,400.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 50,000.00	\$ -	\$ -	\$ -	
	Replace Kitchen Cabinets	146013		\$ 50,000.00	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465		\$ 60,000.00	\$ -	\$ -	\$ -	
	Fire System Upgrade	146512		\$ 5,000.00	\$ -	\$ -	\$ -	
	Lobby Air Handler	146509		\$ 45,000.00	\$ -	\$ -	\$ -	
	Elevator Upgrade	146506		\$ 10,000.00	\$ -	\$ -	\$ -	

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**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (2004 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-05	TOTAL APACHE MANOR			\$ 45,400.00	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 24,800.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002		\$ 2,400.00				
	Drainage / Site Improvements	145003		\$ 2,400.00				
	Gas Systems Upgrade	145007		\$ 5,000.00				
	Playground Equipment	145009		\$ 10,000.00				
	Landscaping	145011		\$ 5,000.00				
	DWELLING STRUCTURES	1460		\$ 15,600.00	\$ -	\$ -	\$ -	
	Gutter Installation	146014		\$ 15,600.00				
	NONDWELLING EQUIPMENT	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511		\$ 5,000.00				
73-06	TOTAL MOHAWK MANOR			\$ 150,300.00	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 29,800.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002		\$ 2,400.00				
	Drainage / Site Improvements	145003		\$ 2,400.00	\$ -	\$ -	\$ -	
	Site Lighting	145014		\$ 15,000.00				
	Playground Equipment	145009		\$ 10,000.00	\$ -	\$ -	\$ -	
	NON DWELLING EQUIPMENT	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security & Fire Protection Equipment	147511	1	\$ 5,000.00				
	DWELLING STRUCTURES	1460		\$ 115,500.00	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008		\$ 50,000.00				
	Kitchen Renovations	146013		\$ 62,500.00				
	Brick Replacement & Tuck Pointing	146006		\$ 3,000.00				
					\$ -	\$ -	\$ -	
73-07	TOTAL HEWGLEY TERRACE			\$ 84,800.00	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 4,800.00	\$ -	\$ -	\$ -	
	Parking & Paving	145002		\$ 2,400.00				
	Drainage/Site Improvements	145003		\$ 2,400.00				
	DWELLING STRUCTURES	1460		\$ 65,000.00	\$ -	\$ -	\$ -	
	Shower Repair/Replacement	146011		\$ 15,000.00				
	Kitchen Cabinets	146013	25	\$ 50,000.00				
	DWELLING EQUIPMENT	1465		\$ 15,000.00	\$ -	\$ -	\$ -	
	Elevator Equipment	146506		\$ 5,000.00				
	Security & Fire Protection equipment	146510		\$ 10,000.00				

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (2004 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-08	TOTAL RIVERVIEW PARK			\$ 219,100.00	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 24,400.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002		\$ 2,000.00				
	Drainage / Site Improvements	145003		\$ 2,400.00				
	Sewer Line Replacment	145005		\$ 20,000.00				
	DWELLING STRUCTURES	1460		\$ 189,700.00	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008		\$ 65,000.00				
	Kitchen Renovations	146013		\$ 85,000.00				
	Gutter Installation	146014		\$ 24,500.00				
	Upgrade Main Building Electrical	146017		\$ 15,200.00				
	NON DWELLING EQUIPMENT	1475		\$ 5,000.00	\$ -			
	Security & Fire Protection	147511	1	\$ 5,000.00		\$ -	\$ -	
73-10	SANDY PARK TOTAL			\$ 508,500.00	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 9,800.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002		\$ 2,400.00				
	Drainage / Site Improvements	145003		\$ 2,400.00				
	Gas Systems Upgrade	145007		\$ 5,000.00				prc
	DWELLING STRUCTURES	1460		\$ 493,700.00	\$ -	\$ -	\$ -	
	Siding & Trim	146002		\$ 350,000.00				
	Bathroom Renovations	146008		\$ 50,000.00				
	Kitchen Renovations	146013		\$ 62,500.00				
	Gutter Installation	146014		\$ 31,200.00				
	NON DWELLING EQUIPMENT	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security & Fire Protection	147511	1	\$ 5,000.00		\$ -	\$ -	
73-11	OSAGE HILLS TOTAL			\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (2004 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-12	<u>PARKVIEW TERRACE TOTAL</u>			\$ 553,800.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 9,800.00	\$ -	\$ -	\$ -	prc
	Paving / Parking	145002		\$ 2,400.00				
	Drainage / Site Improvements	145003		\$ 2,400.00				
	Gas Systems Upgrade	145007		\$ 5,000.00				
	<u>DWELLING STRUCTURES</u>	1460		\$ 544,000.00	\$ -	\$ -	\$ -	
	Floor Tiles	146005		\$ 50,000.00				
	Entry Doors	146006		\$ 40,000.00				
	Heaters	146010		\$ 247,500.00				
	Bathroom Renovations	146008		\$ 65,000.00				
	Kitchen Renovations	146013		\$ 85,000.00				
	Hot water tanks	146011		\$ 56,500.00				
73-13	<u>LAFORTUNE TOWER TOTAL</u>			\$ 220,000.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 5,000.00	\$ -	\$ -	\$ -	
	Gas Systems Upgrade	145007		\$ 5,000.00				
				\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 50,000.00	\$ -	\$ -	\$ -	
	Kitchen Cabinets	146013		\$ 50,000.00				
	<u>DWELLING EQUIPMENT</u>	1465		\$ 155,000.00	\$ -	\$ -	\$ -	
	Domestic Water Piping	146511		\$ 150,000.00				
	Elevator Upgrade	146506		\$ 5,000.00				
	<u>NONDWELLING EQUIPMENT</u>	1475		\$ 10,000.00	\$ -	\$ -	\$ -	
	Security & Fire Protection Equipment	147511		\$ 10,000.00				
73-17	<u>SOUTH HAVEN MANOR TOTAL</u>			\$ 239,800.00	\$ -	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 14,800.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002		\$ 2,400.00				
	Drainage / Site Improvements	145003		\$ 2,400.00				
	Landscaping	145011		\$ 10,000.00				
	<u>DWELLING STRUCTURES</u>	1460		\$ 220,000.00	\$ -	\$ -	\$ -	
	Roofing	146004		\$ 40,000.00				
	Gutter Installation	146014		\$ 30,000.00				
	Bathroom renovations	146008		\$ 65,000.00				
	Kitchen Renovations	146013		\$ 85,000.00				
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511	1	\$ 5,000.00				

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (2004 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-18	EAST CENTRAL VILLAGE TOTAL			\$ 203,500.00	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 4,800.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002		\$ 2,400.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003		\$ 2,400.00	\$ -	\$ -	\$ -	
						\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 193,700.00	\$ -	\$ -	\$ -	
	Flooring	146005		\$ 50,000.00	\$ -	\$ -	\$ -	
	Bathroom Remodel	146008		\$ 50,000.00	\$ -	\$ -	\$ -	
	Kitchen Renovation	146013		\$ 62,500.00	\$ -	\$ -	\$ -	
	Gutter Installation	146014		\$ 31,200.00	\$ -	\$ -	\$ -	
	NON DWELLING EQUIPMENT	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security & Fire Protection	147511	1	\$ 5,000.00	\$ -	\$ -	\$ -	
73-19	SCATTERED SITE TOTAL			\$ 177,600.00	\$ -	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 25,000.00	\$ -	\$ -	\$ -	
	Paving / Parking	145002		\$ 10,000.00				
	Drainage / Site Improvements	145003		\$ 10,000.00				
	Fencing	145004		\$ 5,000.00				
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 152,600.00	\$ -	\$ -	\$ -	
	Windows / Screens	146001	20	\$ 27,600.00				
	Siding & Trim	146002	20	\$ 65,000.00				
	Entry Doors	146006	20	\$ 20,000.00				
	Termite Treatment	146007		\$ 10,000.00				
	HVAC Installation	146010	20	\$ 20,000.00				
	Electrical Upgrade	146017	20	\$ 10,000.00				
	CONTINGENCY			\$ 94,124.00	\$ -			
	Work Items			\$ 3,994,763.00	\$ -	\$ -	\$ -	
	TOTAL BUDGET			\$ 4,088,887.00	\$ -	\$ -	\$ -	

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Signature of Executive Director and Date

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

Performance and Evaluation Report

Part III: Implementation Schedule

Capital Funding Program (CFP)

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-00	9/30/2006			9/30/2008			
73-03	9/30/2006			9/30/2008			
73-04	9/30/2006			9/30/2008			
73-05	9/30/2006			9/30/2008			
73-06	9/30/2006			9/30/2008			
73-07	9/30/2006			9/30/2008			
73-08	9/30/2006			9/30/2008			
73-10	9/30/2006			9/30/2008			
73-11	9/30/2006			9/30/2008			
73-12	9/30/2006			9/30/2008			
73-13	9/30/2006			9/30/2008			
73-17	9/30/2006			9/30/2008			
73-18	9/30/2006			9/30/2008			
73-19	9/30/2006			9/30/2008			

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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

²To be completed for the Performance and Evaluation Report.

form HUD-52837 (10/96)
ref handbook 7485.3

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<u>X</u> Original 5-Year Plan			
Tulsa Housing Authority		Revision No:			
Development Number/Name/HA-Wide	Year 1 FFY: 2004	Work Statement for Year 2 FFY: 2005	Work Statement for Year 3 FFY: 2006	Work Statement for Year 4 FFY: 2007	Work Statement for Year 5 FFY: 2008
Operating Expenses	See Annual Statement			\$96,565.65	\$96,565.65
Mgmt Improve		\$492,200	\$500,910	\$538,255.50	\$565,093.28
Admin		\$480,345	\$503,112	\$535,737.15	\$561,363.02
Fees/Consultant		\$50,000	\$50,000	\$50,000	\$50,000
PHA Wide		\$125,500	\$125,500	\$125,500	\$125,500
73-00 Central		\$331,100	\$331,100	\$284,100	\$275,500
73-01 Seminole		\$29,800	\$22,300	\$26,800	\$294,500
73-02 Whitlow				\$4,900	\$99,700
73-03 Comanche		\$204,500	\$202,000	\$231,400	\$505,000
73-04 Pioneer		\$94,800	\$94,800	\$266,500	\$119,000
73-05 Apache		\$72,200	\$69,700	\$129,900	\$77,400
73-06 Mohawk		\$196,900	\$194,400	\$104,800	\$104,800
73-07 Hewgley		\$89,000	\$86,500	\$214,800	\$129,300
73-08 Riverview		\$110,600	\$108,100	\$124,600	\$77,400
73-10 Sandy Park		\$340,200	\$337,700	\$276,800	\$84,400
73-12 Parkview		\$403,350	\$400,850	\$234,800	\$219,300
73-13 LaFortune		\$264,000	\$269,000	\$239,300	\$229,500
73-17 South Haven		\$146,400	\$143,900	\$116,050	\$72,000
73-18 East Central		\$295,000	\$292,500	\$189,300	\$115,300
73-19 Scattered Sites		\$287,600	\$287,600	\$203,434.35	\$192,500
Contingency		\$75,392	\$68,915	\$95,344.35	\$94,765.05
CFP Funds Listed for 5-year planning		\$4,088,887	\$4,088,887	\$4,088,887	\$4,088,887
Replacement Housing Factor Funds					

Part II : Capital Fund Program (CFP)		U. S. Department of Housing and Urban Development Office of Public and Indian Housing						
YEAR 1	YEAR 3 FFY: 2005		YEAR 4 FFY: 2006		YEAR 5 FFY: 2007		YEAR 5 FFY: 2008	
FFY: 2004	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
SEE ANNUAL STATEMENT	OPERATING EXPENSES	0.00	OPERATING EXPENSES	0.00	OPERATING EXPENSES	0.00	OPERATING EXPENSES	96,565.65
		0.00		0.00		96,565.65		96,565.65
	MANAGEMENT IMPROVEMENTS	492,200.00	MANAGEMENT IMPROVEMENTS	500,910.00	MANAGEMENT IMPROVEMENTS	538,255.50	MANAGEMENT IMPROVEMENTS	565,093.28
	Salaries	174,200.00	Salaries	182,910.00	Salaries	192,055.50	Salaries	201,658.28
	Security	90,500.00	Security	86,000.00	Security	100,500.00	Security	100,500.00
	Staff Training	12,000.00	Staff Training	12,000.00	Staff Training	15,000.00	Staff Training	15,000.00
	Computer Software	6,000.00	Computer Software	6,000.00	Computer Software	6,000.00	Computer Software	12,000.00
	Facility Officers	209,500.00	Facility Officers	214,000.00	Facility Officers	224,700.00	Facility Officers	235,935.00
	Management Improvement Trainer	0.00	Management Improvement Trainer	0.00	Management Improvement Trainer		Management Improvement Trainer	
	ADMINISTRATION	480,345.00	ADMINISTRATION	503,112.00	ADMINISTRATION	535,737.15	ADMINISTRATION	561,363.02
	Non-Technical Salaries	61,100.00	Non-Technical Salaries	64,155.00	Non-Technical Salaries	67,362.75	Non-Technical Salaries	70,730.89
	Technical Salaries	316,780.00	Technical Salaries	332,119.00	Technical Salaries	348,724.50	Technical Salaries	366,160.73
	Benefits	87,465.00	Benefits	91,838.00	Benefits	96,429.90	Benefits	101,251.40
	Sundry Administration Costs	15,000.00	Sundry Administration Costs	15,000.00	Sundry Administration Costs	23,220.00	Sundry Administration Costs	23,220.00
	FEES AND COSTS	50,000.00	FEES AND COSTS	50,000.00	FEES AND COSTS	50,000.00	FEES AND COSTS	50,000.00
	A/E Fees	25,000.00	A/E Fees	25,000.00	A/E Fees	25,000.00	A/E Fees	25,000.00
	Consultant Fees	25,000.00	Consultant Fees	25,000.00	Consultant Fees	25,000.00	Consultant Fees	25,000.00
	73-0 CENTRAL OFFICE	456,600.00	73-0 CENTRAL OFFICE	456,600.00	73-0 CENTRAL OFFICE	409,600.00	73-0 CENTRAL OFFICE	401,000.00
SEE STATEMENT	SITE IMPROVEMENTS	20,000.00	SITE IMPROVEMENTS	20,000.00	SITE IMPROVEMENTS	16,500.00	SITE IMPROVEMENTS	16,500.00
	Dumpster Enclosure	10,000.00	Dumpster Enclosure	10,000.00	Fire Suppression	15,000.00	Fire Suppression	15,000.00
	Landscaping	5,000.00	Landscaping	5,000.00				
	Site Lighting	5,000.00	Site Lighting	5,000.00	Site Lighting	1,500.00	Site Lighting	1,500.00
	DWELLING EQUIPMENT	125,500.00	DWELLING EQUIPMENT	125,500.00	DWELLING EQUIPMENT	125,500.00	DWELLING EQUIPMENT	125,500.00
	Ranges & Refrigerators	105,000.00	Ranges & Refrigerators	105,000.00	Ranges & Refrigerators	105,000.00	Ranges & Refrigerators	105,000.00
	Replacement Window A/C Units	20,500.00	Replacement Window A/C Units	20,500.00	Replacement Window A/C Units	20,500.00	Replacement Window A/C Units	20,500.00
	NON DWELLING STRUCTURES	67,000.00	NON DWELLING STRUCTURES	67,000.00	NON DWELLING STRUCTURES	40,000.00	NON DWELLING STRUCTURES	15,000.00
	Central Maintenance Facility Renovation	60,000.00	Central Maintenance Facility Renovation	60,000.00	Carpet	15,000.00	Carpet	15,000.00
	Security	7,000.00	Security	7,000.00	Windows	25,000.00		
	NON DWELLING EQUIP.	244,100.00	NON DWELLING EQUIP.	244,100.00	NON DWELLING EQUIP.	227,600.00	NON DWELLING EQUIP.	244,000.00
	Computer Hardware	45,000.00	Computer Hardware	45,000.00	Computer Hardware	45,000.00	Computer Hardware	45,000.00
	Security Equipment	5,000.00	Security Equipment	5,000.00	Security Equipment	5,000.00	Security Equipment	15,000.00
	Vehicle Replacement	144,000.00	Vehicle Replacement	144,000.00	Vehicle Replacement	122,500.00	Vehicle Replacement	144,000.00
	Copiers	32,500.00	Copiers	32,500.00	Copiers	37,500.00	Copiers	25,000.00
	Printers	12,600.00	Printers	12,600.00	Printers	12,600.00	Printers	10,000.00
	TV/VCR	1,000.00	TV/VCR	1,000.00	TV/VCR	1,000.00	TV/VCR	1,000.00
	Office Furniture	4,000.00	Office Furniture	4,000.00	Office Furniture	4,000.00	Office Furniture	4,000.00
	73-01 SEMINOLE HILLS (TOTAL)	29,800.00	73-01 SEMINOLE HILLS (TOTAL)	22,300.00	73-01 SEMINOLE HILLS (TOTAL)	26,800.00	73-01 SEMINOLE HILLS (TOTAL)	294,500.00
SEE ANNUAL STATEMENT	SITE IMPROVEMENTS	29,800.00	SITE IMPROVEMENTS	22,300.00	SITE IMPROVEMENTS	19,800.00	SITE IMPROVEMENTS	81,000.00
	Parking & Paving	2,400.00	Parking & Paving	2,400.00	Parking & Paving/ 504	2,400.00	Parking & Paving/ 504	9,000.00
	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements/504	2,400.00	Drainage/Site Improvements/504	47,000.00
	Landscaping	10,000.00	Landscaping	2,500.00	Sewer Line Replacement	15,000.00	Sewer Line Replacement	25,000.00
	Sewer Line Replacement	10,000.00	Sewer Line Replacement	10,000.00				
	Site Lighting	5,000.00	Site Lighting	5,000.00	DWELLING STRUCTURE	7,000.00	DWELLING STRUCTURE	202,000.00
					HVAC	4,500.00	HVAC	4,500.00
					Kitchen Reno/504	2,500.00	Kitchen Reno/504	2,500.00
							Exterior Painting	195,000.00
							NONDWELLING STRUCTURE	11,500.00
							Office carpet	3,000.00
							Storage Building	8,500.00

Part II : Capital Fund Program (CFP)		U. S. Department of Housing and Urban Development Office of Public and Indian Housing						
YEAR 1	YEAR 3 FFY: 2005		YEAR 4 FFY: 2006		YEAR 5 FFY: 2007		YEAR 5 FFY: 2008	
FFY: 2004	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
					73-02 WHITLOW TOWNHOMES (TOTAL)	4,900.00	73-02 WHITLOW TOWNHOMES (TOTAL)	99,700.00
					<u>SITE IMPROVEMENTS</u>	4,900.00	<u>SITE IMPROVEMENTS</u>	29,700.00
					Parking & Paving/504	1,200.00	Parking & Paving/504	1,200.00
					Drainage/Site Improvements/504	1,200.00	Drainage/Site Improvements/504	20,000.00
					Sewer Line Replacement	2,500.00	Sewer Line Replacement	2,500.00
							Site Lighting	6,000.00
							<u>Dwelling Structures</u>	70,000.00
							Exterior Painting	70,000.00
	73-03 COMANCHE PARK (TOTAL)	204,500.00	73-03 COMANCHE PARK (TOTAL)	202,000.00	73-03 COMANCHE PARK (TOTAL)	231,400.00	73-03 COMANCHE PARK (TOTAL)	505,000.00
SEE ANNUAL STATEMENT	<u>SITE IMPROVEMENTS</u>	51,200.00	<u>SITE IMPROVEMENTS</u>	48,700.00	<u>SITE IMPROVEMENTS</u>	36,400.00	<u>SITE IMPROVEMENTS</u>	107,500.00
	Parking & Paving	2,400.00	Parking & Paving	2,400.00	Parking & Paving/504	2,400.00	Parking & Paving/504	35,000.00
	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00	Sidewalks	2,000.00	Drainage/Site Improvements	30,000.00
	Sewer Line Replacement	14,000.00	Sewer Line Replacement	14,000.00	Sewer Line Replacement	25,000.00	Sidewalks	2,500.00
	Landscaping	5,000.00	Landscaping	2,500.00	Gas System Upgrade	7,000.00	Sewer Line Replacement	15,000.00
	Site Lighting	5,000.00	Dumpster Enclosures	12,400.00			Gas System Upgrade	5,000.00
	Dumpster Enclosures	12,400.00	Site Lighting	5,000.00			Mailbox Enclosure	12,000.00
	Playground Equipment	5,000.00	Playground Equipment	5,000.00			Fencing	8,000.00
	Gas System Upgrade	5,000.00	Gas System Upgrade	5,000.00				
	<u>DWELLING STRUCTURES</u>	153,300.00	<u>DWELLING STRUCTURES</u>	153,300.00	<u>DWELLING STRUCTURES</u>	145,000.00	<u>DWELLING STRUCTURES</u>	388,000.00
	Upgrade Main Building Electrical	8,300.00	Upgrade Main Building Electrical	8,300.00	Domestic Water Lines	10,000.00	Domestic Water Lines	5,000.00
	Plumbing Replacement	2,500.00	Plumbing Replacement	2,500.00	Electrical Upgrade	10,000.00	Electrical Upgrade	10,000.00
	Security Equipment	5,000.00	Security Equipment	5,000.00	Exterior Painting	50,000.00	Exterior Painting	165,000.00
	HVAC Installation	25,000.00	HVAC Installation	25,000.00	Bathroom Renovations/504	25,000.00	Kitchen Renovations/504	25,000.00
	Bathroom Renovations	50,000.00	Bathroom Renovations	50,000.00	HVAC	25,000.00	HVAC/Heating	100,000.00
	Kitchen Renovations	62,500.00	Kitchen Renovations	62,500.00	Kitchen Renovation/504	25,000.00	Siding and Trim	18,000.00
							Soffits	5,000.00
							Roofing Flats	35,000.00
							Hot Water Tanks	25,000.00
					<u>NONDWELLING STRUCTURES</u>	50,000.00	<u>NONDWELLING STRUCTURES</u>	9,500.00
					Security Equipment	5,000.00	Security Equipment	5,000.00
					Office Roofing	35,000.00	GYM Doors	4,500.00
					Office Reno	10,000.00		
	73-04 PIONEER PLAZA (TOTAL)	94,800.00	73-04 PIONEER PLAZA (TOTAL)	94,800.00	73-04 PIONEER PLAZA (TOTAL)	266,500.00	73-04 PIONEER PLAZA (TOTAL)	119,000.00
SEE ANNUAL STATEMENT	<u>SITE IMPROVEMENTS</u>	4,800.00	<u>SITE IMPROVEMENTS</u>	4,800.00	<u>SITE IMPROVEMENTS</u>	17,000.00	<u>SITE IMPROVEMENTS</u>	7,000.00
	Landscaping	2,400.00	Site Drainage	2,400.00	Park Benches	7,500.00	Parking/Paving/504	2,500.00
	Site Drainage	2,400.00	Landscaping	2,400.00	Site Drainage	4,500.00	Site Drainage	4,500.00
	<u>DWELLING EQUIPMENT</u>	15,000.00	<u>DWELLING EQUIPMENT</u>	15,000.00	<u>DWELLING EQUIPMENT</u>	162,000.00	<u>DWELLING EQUIPMENT</u>	54,500.00
	Fire System Upgrade	5,000.00	Fire System Upgrade	5,000.00	Fire System Upgrade	1,000.00	Fire System Upgrade	1,000.00
	Elevator Upgrade	5,000.00	Elevator Upgrade	5,000.00	Heat Pumps	15,000.00	Heat Pumps	15,000.00
	HVAC Replacement	5,000.00	HVAC Replacement	5,000.00	Sewer Lines	5,000.00	Sewer Lines	5,000.00
					Elevator Upgrade	10,000.00	Elevator Upgrade	5,000.00
					Master Locks	7,500.00	Boiler	12,500.00
	<u>DWELLING STRUCTURES</u>	5,000.00	<u>DWELLING STRUCTURES</u>	70,000.00	Loop Systems	95,000.00	Generator	1,500.00
	Security	5,000.00	Door Replacement	5,000.00	Boiler	12,500.00	Chiller	14,500.00
			Window Replacement	5,000.00	Generator	1,500.00		
			Plumbing Replacement	5,000.00	Chiller	14,500.00		
			Floor Tile Replacement	5,000.00				
	<u>DWELLING STRUCTURES</u>	70,000.00	<u>Kitchen Cabinets</u>	50,000.00	<u>DWELLING STRUCTURES</u>	75,000.00	<u>DWELLING STRUCTURES</u>	50,000.00
	Door Replacement	5,000.00	<u>NON-DWELLING EQUIPMENT</u>	5,000.00	Entry Doors	15,000.00	Entry Doors	15,000.00
	Window Replacement	5,000.00	Security Equipment	5,000.00	Kitchen Cabinets	25,000.00	Tub Surrounds	10,000.00
	Plumbing Replacement	5,000.00			Tub Surrounds	10,000.00	Security Cameras	25,000.00
	Floor Tile Replacement	5,000.00			Security Cameras	25,000.00		
	Replace Kitchen Cabinets	50,000.00			<u>NONDWELLING EQUIPMENT</u>	12,500.00	<u>NONDWELLING EQUIPMENT</u>	7,500.00
					Facility Equipment Inventory	12,500.00	Roofing Aluminum coating	7,500.00

Part II : Capital Fund Program (CFP)		U. S. Department of Housing and Urban Development Office of Public and Indian Housing						
YEAR 1	YEAR 3 FFY: 2005		YEAR 4 FFY: 2006		YEAR 5 FFY: 2007		YEAR 5 FFY: 2008	
FFY: 2004	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
SEE ANNUAL STATEMENT	73-05 APACHE MANOR (TOTAL)	72,200.00	73-05 APACHE MANOR (TOTAL)	69,700.00	73-05 APACHE MANOR (TOTAL)	129,900.00	73-05 APACHE MANOR (TOTAL)	77,400.00
	<u>SITE IMPROVEMENTS</u>	<u>47,200.00</u>	<u>SITE IMPROVEMENTS</u>	<u>44,700.00</u>	<u>SITE IMPROVEMENTS</u>	<u>94,900.00</u>	<u>SITE IMPROVEMENTS</u>	<u>57,400.00</u>
	Parking/Paving	2,400.00	Parking/Paving	2,400.00	Parking/Paving/504	2,400.00	Parking/Paving/504	2,400.00
	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	5,000.00	Drainage/Site Improvements	25,000.00
	Sewer Line Replacement	10,000.00	Sewer Line Replacement	10,000.00	Mailbox Enclosure	12,500.00	Sidewalks	10,000.00
	Dumpster Enclosures	12,400.00	Dumpster Enclosures	12,400.00	Sidewalks	10,000.00	Sewer Lines	15,000.00
	Playground Equipment	5,000.00	Playground Equipment	5,000.00	Security Cameras	45,000.00	Gas System Upgrade	5,000.00
	Site Lighting	5,000.00	Site Lighting	5,000.00	Sewer Lines	15,000.00		
	Gas System Upgrade	5,000.00	Gas System Upgrade	5,000.00	Gas System Upgrade	5,000.00		
	Landscaping	5,000.00	Landscaping	2,500.00				
	<u>DWELLING STRUCTURES</u>	<u>25,000.00</u>	<u>DWELLING STRUCTURES</u>	<u>25,000.00</u>	<u>DWELLING STRUCTURES</u>	<u>35,000.00</u>	<u>DWELLING STRUCTURES</u>	<u>20,000.00</u>
	Siding & Trim	2,500.00	Siding & Trim	2,500.00	VCT	10,000.00	VCT	10,000.00
	Roofing	2,500.00	Roofing	2,500.00	Siding	15,000.00	Electric Upgrade	10,000.00
	Upgrade Main Building Electrical	5,000.00	Gutter Installation	7,500.00	Electric Upgrade	10,000.00		
Security Equipment	5,000.00	Upgrade Main Building Electrical	5,000.00					
Gutter Installation	7,500.00	Security Equipment	5,000.00					
Windows	2,500.00	Windows	2,500.00					
SEE ANNUAL STATEMENT	73-06 MOHAWK MANOR (TOTAL)	196,900.00	73-06 MOHAWK MANOR (TOTAL)	194,400.00	73-06 MOHAWK MANOR (TOTAL)	104,800.00	73-06 MOHAWK MANOR (TOTAL)	104,800.00
	<u>SITE IMPROVEMENTS</u>	<u>47,200.00</u>	<u>SITE IMPROVEMENTS</u>	<u>44,700.00</u>	<u>SITE IMPROVEMENTS</u>	<u>4,800.00</u>	<u>SITE IMPROVEMENTS</u>	<u>4,800.00</u>
	Paving/Parking	2,400.00	Paving/Parking	2,400.00	Parking/Paving/504	2,400.00	Parking/Paving/504	2,400.00
	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00	Drainage/Site Improvements	2,400.00
	Landscaping	5,000.00	Landscaping	2,500.00				
	Dumpster Enclosures	12,400.00	Site Lighting	15,000.00				
	Site Lighting	15,000.00	Dumpster Enclosures	12,400.00				
	Fencing	5,000.00	Playground Equipment	5,000.00				
	Playground Equipment	5,000.00	Fencing	5,000.00				
	<u>DWELLING STRUCTURES</u>	<u>144,700.00</u>	<u>DWELLING STRUCTURES</u>	<u>144,700.00</u>	<u>DWELLING STRUCTURES</u>	<u>75,000.00</u>	<u>DWELLING STRUCTURES</u>	<u>75,000.00</u>
	Siding & Trim	2,400.00	Siding & Trim	2,400.00	Heater replacement	50,000.00	Bathroom Tub surrounds	50,000.00
	Painting	2,400.00	Painting	2,400.00	Sewer Lines	15,000.00	Sewer Lines	15,000.00
	Screen doors	2,400.00	Screen Doors	2,400.00	Electric Upgrade	10,000.00	Electric Upgrade	10,000.00
	Kitchen Renovations	62,500.00	Kitchen Renovations	62,500.00				
Bathroom Renovations	50,000.00	Bathroom Renovations	50,000.00					
HVAC Installation	20,000.00	HVAC Installation	20,000.00					
Upgrade Main Building Electrical	5,000.00	Upgrade Main Building Electrical	5,000.00					
<u>NONDWELLING STRUCTURES</u>	<u>5,000.00</u>	<u>NONDWELLING STRUCTURES</u>	<u>5,000.00</u>	<u>NONDWELLING EQUIPMENT</u>	<u>25,000.00</u>	<u>NONDWELLING EQUIPMENT</u>	<u>25,000.00</u>	
Security Equipment	5,000.00	Security Equipment	5,000.00	Security Cameras	25,000.00	Security Cameras	25,000.00	
SEE ANNUAL STATEMENT	73-07 HEWGLEY TERRACE (TOTAL)	89,000.00	73-07 HEWGLEY TERRACE (TOTAL)	86,500.00	73-07 HEWGLEY TERRACE (TOTAL)	214,800.00	73-07 HEWGLEY TERRACE (TOTAL)	129,300.00
	<u>SITE IMPROVEMENTS</u>	<u>24,000.00</u>	<u>SITE IMPROVEMENTS</u>	<u>21,500.00</u>	<u>SITE IMPROVEMENTS</u>	<u>22,800.00</u>	<u>SITE IMPROVEMENTS</u>	<u>4,800.00</u>
	Drainage/Site Improvements	2,000.00	Drainage/Site Improvements	2,000.00	Parking/Paving	4,800.00	Parking/Paving	4,800.00
	Dumpster Enclosures	10,000.00	Dumpster Enclosures	10,000.00	Sidewalks w/ Handrails	18,000.00		
	Parking & Paving	2,000.00	Landscaping	2,500.00				
	Landscaping	5,000.00	Parking & Paving	2,000.00				
	Site Lighting	5,000.00	Site Lighting	5,000.00				
	<u>DWELLING STRUCTURES</u>	<u>50,000.00</u>	<u>DWELLING STRUCTURES</u>	<u>50,000.00</u>	<u>DWELLING STRUCTURES</u>	<u>100,000.00</u>	<u>DWELLING STRUCTURES</u>	<u>75,000.00</u>
	Window Replacement	5,000.00	Window Replacement	5,000.00	Entry Doors	15,500.00	Entry Doors	15,500.00
	Shower Repair/Replacement	15,000.00	Shower Repair/Replacement	15,000.00	Shower Repair/Replacement	12,000.00	Shower Repair/Replacement	12,000.00
	Replace Kitchen Cabinets	25,000.00	Replace Kitchen Cabinets	25,000.00	Replace Kitchen Cabinets	25,000.00	Sewer Line	2,500.00
	Door Replacement	5,000.00	Door Replacement	5,000.00	Sewer Line	2,500.00	Isolation Valves	45,000.00
					Isolation Valves	45,000.00		
	<u>NONDWELLING EQUIPMENT</u>	<u>15,000.00</u>	<u>NONDWELLING EQUIPMENT</u>	<u>15,000.00</u>	<u>NONDWELLING EQUIPMENT</u>	<u>44,500.00</u>	<u>NONDWELLING EQUIPMENT</u>	<u>42,000.00</u>
Elevator Upgrade	5,000.00	Elevator Upgrade	5,000.00	Elevator Upgrade	5,000.00	Elevator Upgrade	5,000.00	
Fire System Upgrade	5,000.00	Fire System Upgrade	5,000.00	Boiler	18,000.00	Boiler	18,000.00	
Security Equipment	5,000.00	Security Equipment	5,000.00	Air Handlers	14,000.00	Air Handlers	14,000.00	
				Facility Equipment Inventory	7,500.00	Facility Equipment Inventory	5,000.00	
				<u>NONDWELLING STRUCTURES</u>	<u>47,500.00</u>	<u>NONDWELLING STRUCTURES</u>	<u>7,500.00</u>	
				Security Cameras	2,500.00	Roofing Aluminum Coating	7,500.00	
				Lobby Renovation	45,000.00			

Part II : Capital Fund Program (CFP)		U. S. Department of Housing and Urban Development Office of Public and Indian Housing						
YEAR 1	YEAR 3 FFY: 2005		YEAR 4 FFY: 2006		YEAR 5 FFY: 2007		YEAR 5 FFY: 2008	
FFY: 2004	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
SEE ANNUAL	73-08 RIVERVIEW PARK (TOTAL)	110,600.00	73-08 RIVERVIEW PARK (TOTAL)	108,100.00	73-08 RIVERVIEW PARK (TOTAL)	124,600.00	73-08 RIVERVIEW PARK (TOTAL)	77,400.00
	<u>SITE IMPROVEMENTS</u>	<u>41,400.00</u>	<u>SITE IMPROVEMENTS</u>	<u>38,900.00</u>	<u>SITE IMPROVEMENTS</u>	<u>19,900.00</u>	<u>SITE IMPROVEMENTS</u>	<u>19,900.00</u>
	Paving/Parking	2,000.00	Paving/Parking	2,000.00	Paving/Parking/504	2,400.00	Paving/Parking/504	2,400.00
	Drainage/Site Improvements	2,000.00	Drainage/Site Improvements	2,000.00	Sewer Line Replacement	12,500.00	Sewer Line Replacement	12,500.00
	Landscaping	5,000.00	Landscaping	2,500.00	Playground Equipment	5,000.00	Playground Equipment	5,000.00
	Dumpster Enclosures	12,400.00	Dumpster Enclosures	12,400.00				
	Site Lighting	5,000.00	Site Lighting	5,000.00				
	Sewer Line Replacement	10,000.00	Sewer Line Replacement	10,000.00				
	Playground Equipment	5,000.00	Playground Equipment	5,000.00				
	<u>DWELLING STRUCTURES</u>	<u>64,200.00</u>	<u>DWELLING STRUCTURES</u>	<u>64,200.00</u>	<u>DWELLING STRUCTURES</u>	<u>50,000.00</u>	<u>DWELLING STRUCTURES</u>	<u>55,000.00</u>
	Plumbing Replacement	5,000.00	Hot Water Tank Replacement	19,000.00	Piers	5,000.00	Piers	5,000.00
	Upgrade Main Building Electrical	15,200.00	Upgrade Main Building Electrical	15,200.00	Upgrade Main Building Electrical	15,000.00	Upgrade Main Building Electrical	15,000.00
	HVAC Installation	25,000.00	HVAC Installation	25,000.00	Termite Treatment/Structural Repairs	10,000.00	Termite Treatment/Structural Repairs	10,000.00
	Hot Water Tank Replacement	19,000.00	Plumbing Replacement	5,000.00	Bathroom Renovations	10,000.00	Bathroom Tub surrounds	25,000.00
<u>NONDWELLING STRUCTURES</u>	<u>5,000.00</u>	<u>NONDWELLING STRUCTURES</u>	<u>5,000.00</u>	<u>NONDWELLING STRUCTURES</u>	<u>54,700.00</u>	<u>NONDWELLING STRUCTURES</u>	<u>2,500.00</u>	
Security Equipment	5,000.00	Security Equipment	5,000.00	Office & Community Center Reno	50,000.00	HVAC Enclosures	2,500.00	
				HVAC Enclosures	2,500.00			
				Entry Doors/504	2,200.00			
SEE ANNUAL STATEMENT	73-10 SANDY PARK (TOTAL)	340,200.00	73-10 SANDY PARK (TOTAL)	337,700.00	73-10 SANDY PARK (TOTAL)	276,800.00	73-10 SANDY PARK (TOTAL)	84,400.00
	<u>SITE IMPROVEMENTS</u>	<u>40,000.00</u>	<u>SITE IMPROVEMENTS</u>	<u>37,500.00</u>	<u>SITE IMPROVEMENTS</u>	<u>31,900.00</u>	<u>SITE IMPROVEMENTS</u>	<u>19,400.00</u>
	Chain Link Fencing	10,000.00	Fencing	10,000.00	Gas System Upgrade	5,000.00	Gas System Upgrade	5,000.00
	Site Lighting	5,000.00	Site Lighting	5,000.00	Sewer Lines	10,000.00	Sewer Lines	10,000.00
	Paving/Parking	2,000.00	Paving/Parking	2,000.00	Paving/Parking/504	2,000.00	Paving/Parking/504	2,000.00
	Drainage/Site Improvements	2,000.00	Drainage/Site Improvements	2,000.00	Drainage/Site Improvements/504	2,400.00	Drainage/Site Improvements/504	2,400.00
	Landscaping	5,000.00	Landscaping	2,500.00	Fencing	12,500.00		
	Sewer Line Replacement	10,000.00	Sewer Line Replacement	10,000.00				
	Signage	1,000.00	Signage	1,000.00				
	Gas System Upgrade	5,000.00	Gas System Upgrade	5,000.00				
	<u>DWELLING STRUCTURES</u>	<u>295,200.00</u>	<u>DWELLING STRUCTURES</u>	<u>295,200.00</u>	<u>DWELLING STRUCTURES</u>	<u>237,400.00</u>	<u>DWELLING STRUCTURES</u>	<u>65,000.00</u>
	Plumbing Replacement	5,000.00	Plumbing Replacement	5,000.00	Termite Treatment/Structural Repairs	10,000.00	Termite Treatment/Structural Repairs	10,000.00
	HVAC Installation	25,000.00	HVAC Installation	25,000.00	Electrical Upgrade	25,000.00	Electrical Upgrade	25,000.00
	Upgrade Main Building Electrical	10,000.00	Main Building Electrical Upgrade	10,000.00	Water Heaters	2,400.00	Water Heaters	5,000.00
Bathroom Renovations	100,000.00	Bathroom Renovations	100,000.00	Siding	150,000.00	Tub Surrounds	25,000.00	
Kitchen Renovations	124,000.00	Kitchen Renovations	124,000.00	Painting	50,000.00			
Gutter Installation	31,200.00	Gutter Installation	31,200.00					
<u>NONDWELLING STRUCTURES</u>	<u>5,000.00</u>	<u>NONDWELLING STRUCTURES</u>	<u>5,000.00</u>	<u>NONDWELLING STRUCTURES</u>	<u>7,500.00</u>	<u>NONDWELLING STRUCTURES</u>	<u>0.00</u>	
Security Equipment	5,000.00	Security Equipment	5,000.00	Storage Building	7,500.00			

Part II : Capital Fund Program (CFP)		U. S. Department of Housing and Urban Development Office of Public and Indian Housing						
YEAR 1	YEAR 3 FFY: 2005	YEAR 4 FFY: 2006	YEAR 5 FFY: 2007	YEAR 5 FFY: 2008				
FFY: 2004	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS
STATEMENT	73-12 PARKVIEW TERRACE (TOTAL)	403,350.00	73-12 PARKVIEW TERRACE (TOTAL)	400,850.00	73-12 PARKVIEW TERRACE (TOTAL)	234,800.00	73-12 PARKVIEW TERRACE (TOTAL)	219,300.00
	<u>SITE IMPROVEMENTS</u>	266,400.00	<u>SITE IMPROVEMENTS</u>	263,900.00	<u>SITE IMPROVEMENTS</u>	12,300.00	<u>SITE IMPROVEMENTS</u>	11,800.00
	Paving/Parking	2,000.00	Paving/Parking	2,000.00	Site Signage	4,800.00	Parking/Paving	4,800.00
	Gas System Upgrade	220,000.00	Gas System Upgrade	220,000.00	Gas System Upgrade	2,500.00	Gas System Upgrade	2,500.00
	Site Lighting	5,000.00	Site Lighting	5,000.00	Landscaping	5,000.00	Landscaping	2,500.00
	Sewer Line Replacement	10,000.00	Sewer Line Replacement	10,000.00			Drainage/Site Improvements	2,000.00
	Landscaping	5,000.00	Landscaping	2,500.00				
	Drainage/Site Improvements	2,000.00	Drainage/Site Improvements	2,000.00				
	Dumpster Enclosures	12,400.00	Dumpster Enclosures	12,400.00				
	Playground Equipment	10,000.00	Playground Equipment	10,000.00				
	<u>DWELLING STRUCTURES</u>	136,950.00	<u>DWELLING STRUCTURES</u>	136,950.00	<u>DWELLING STRUCTURES</u>	212,500.00	<u>DWELLING STRUCTURES</u>	197,500.00
	HVAC Installation	25,000.00	HVAC Installation	25,000.00	Tub Surrounds	15,000.00	Tub Surrounds	50,000.00
	Floor Tiles	50,000.00	Floor Tiles	50,000.00	Flooring	25,000.00	Flooring	25,000.00
	Entry Doors	40,000.00	Entry Doors	40,000.00	Fascia & Soffit	50,000.00	Exterior Painting	100,000.00
	Plumbing Replacement	5,000.00	Plumbing Replacement	5,000.00	Electrical Upgrades	22,500.00	Electrical Upgrades	22,500.00
	Porch Lighting	16,950.00	Porch Lighting	16,950.00	Exterior Painting	100,000.00		
					<u>NONDWELLING STRUCTURES</u>	10,000.00	<u>NONDWELLING STRUCTURES</u>	10,000.00
					Security Cameras	10,000.00	Security Cameras	10,000.00
	73-13 LAFORTUNE TOWER (TOTAL)	264,000.00	73-13 LAFORTUNE TOWER (TOTAL)	269,000.00	73-13 LAFORTUNE TOWER (TOTAL)	239,300.00	73-13 LAFORTUNE TOWER (TOTAL)	229,500.00
SEE ANNUAL STATEMENT	<u>SITE IMPROVEMENTS</u>	14,000.00	<u>SITE IMPROVEMENTS</u>	14,000.00	<u>SITE IMPROVEMENTS</u>	6,800.00	<u>SITE IMPROVEMENTS</u>	2,000.00
	Parking & Paving	2,000.00	Parking & Paving	2,000.00	Site Signage	4,800.00	Parking & Paving	2,500.00
	Gas System Upgrade	5,000.00	Gas System Upgrade	5,000.00	Gas System Upgrade	2,000.00	Gas System Upgrade	2,000.00
	Site Drainage	2,000.00	Site Drainage	2,000.00			Site Drainage	2,500.00
	Site Lighting	5,000.00	Site Lighting	5,000.00				
	<u>DWELLING STRUCTURES</u>	70,000.00	<u>DWELLING STRUCTURES</u>	70,000.00	<u>DWELLING STRUCTURES</u>	45,000.00	<u>DWELLING STRUCTURES</u>	25,000.00
	Window Replacement	10,000.00	Window Replacement	10,000.00	Tub Surrounds	10,000.00	Tub Surrounds	15,000.00
	Kitchen Cabinets	50,000.00	Kitchen Cabinets	50,000.00	VCT Flooring	10,000.00	VCT Flooring	10,000.00
	Door Replacement	10,000.00	Door Replacement	10,000.00	Kitchen Cabinets	25,000.00		
	<u>DWELLING EQUIPMENT</u>	170,000.00	<u>DWELLING EQUIPMENT</u>	175,000.00	<u>DWELLING EQUIPMENT</u>	107,500.00	<u>DWELLING EQUIPMENT</u>	107,500.00
	Fire System Upgrade	5,000.00	Fire System Upgrade	5,000.00	Facility Equipment Inventory	7,500.00	Facility Equipment Inventory	7,500.00
	Domestic Water Piping	150,000.00	Domestic Water Piping	150,000.00	Air Handling Equipment	25,000.00	Air Handling Equipment	25,000.00
	HVAC Upgrade	20,000.00	HVAC Upgrade	20,000.00	Heat Pumps	25,000.00	Heat Pumps	25,000.00
					Loop System	50,000.00	Loop System	50,000.00
	<u>NONDWELLING EQUIPMENT</u>	10,000.00	<u>NONDWELLING EQUIPMENT</u>	10,000.00	<u>NONDWELLING STRUCTURE</u>	75,000.00	<u>NONDWELLING STRUCTURE</u>	85,000.00
	Security Equipment	5,000.00	Security Equipment	5,000.00	Lobby & Community Center Reno	75,000.00	Built up Roof	85,000.00
	Elevator Upgrade	5,000.00	Elevator Upgrade	5,000.00	<u>NONDWELLING EQUIPMENT</u>	5,000.00	<u>NONDWELLING EQUIPMENT</u>	5,000.00
					Elevator Upgrade	5,000.00	Elevator Upgrade	5,000.00

Part II : Capital Fund Program (CFP)		U. S. Department of Housing and Urban Development Office of Public and Indian Housing							
YEAR 1	YEAR 3 FFY: 2005		YEAR 4 FFY: 2006		YEAR 5 FFY: 2007		YEAR 5 FFY: 2008		
FFY: 2004	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	DEVELOPMENT NUMBER / NAME / MAJOR WORK CATEGORY	ESTIMATED COSTS	
SEE ANNUAL STATEMENT	73-17 SOUTH HAVEN (TOTAL)	146,400.00	73-17 SOUTH HAVEN (TOTAL)	143,900.00	73-17 SOUTH HAVEN (TOTAL)	116,050.00	73-17 SOUTH HAVEN (TOTAL)	72,000.00	
	SITE IMPROVEMENTS	41,400.00	SITE IMPROVEMENTS	38,900.00	SITE IMPROVEMENTS	26,050.00	SITE IMPROVEMENTS	7,000.00	
	Paving/Parking	2,000.00	Paving/Parking	2,000.00	Paving/Parking/504	2,000.00	Paving/Parking/504	2,000.00	
	Drainage/Site Improvements	2,000.00	Drainage/Site Improvements	2,000.00	Drainage/Site Improvements/504	5,000.00	Drainage/Site Improvements/504	5,000.00	
	Landscaping	5,000.00	Landscaping	2,500.00	Basketball Court	4,800.00			
	Site Lighting	5,000.00	Site Lighting	5,000.00	Fencing	14,250.00			
	Playground Equipment	10,000.00	Playground Equipment	10,000.00					
	Dumpster Enclosures	12,400.00	Dumpster Enclosures	12,400.00					
	Fencing	5,000.00	Fencing	5,000.00	DWELLING STRUCTURES	75,000.00	DWELLING STRUCTURES	60,000.00	
	DWELLING STRUCTURES	100,000.00	DWELLING STRUCTURES	100,000.00	Roofing	10,000.00	Roofing	10,000.00	
	Roofing	40,000.00	Roofing	40,000.00	Heating	10,000.00	Heating	5,000.00	
	Gutter Installation	30,000.00	Gutter Installation	30,000.00	Termite Treatment	10,000.00	Termite Treatment	10,000.00	
	Upgrade Main Building Electrical	5,000.00	Upgrade Main Building Electrical	5,000.00	Bathroom Renovations/504	10,000.00	Bathroom Tub surrounds	25,000.00	
	HVAC Installation	20,000.00	HVAC Installation	20,000.00	Kitchen Renovations/504	25,000.00	Electrical Upgrades	10,000.00	
	Plumbing Replacement	5,000.00	Plumbing Replacement	5,000.00	Electrical Upgrades	10,000.00			
	NONDWELLING EQUIPMENT	5,000.00	NONDWELLING EQUIPMENT	5,000.00	NONDWELLING EQUIPMENT	15,000.00	NONDWELLING EQUIPMENT	5,000.00	
	Security Equipment	5,000.00	Security Equipment	5,000.00	Storage Building	10,000.00			
	SEE ANNUAL STATEMENT	73-18 EAST CENTRAL (TOTAL)	295,000.00	73-18 EAST CENTRAL (TOTAL)	292,500.00	73-18 EAST CENTRAL (TOTAL)	189,300.00	73-18 EAST CENTRAL (TOTAL)	115,300.00
	SITE IMPROVEMENTS	30,800.00	SITE IMPROVEMENTS	28,300.00	SITE IMPROVEMENTS	32,000.00	SITE IMPROVEMENTS	20,500.00	
Parking/Paving	2,400.00	Parking/Paving	2,400.00	Parking/Paving/504	17,500.00	Parking/Paving/504	5,000.00		
Drainage/Site Improvements	6,000.00	Drainage/Site Improvements	6,000.00	Drainage/Site Improvements	1,250.00	Drainage/Site Improvements	2,500.00		
Site Lighting	5,000.00	Site Lighting	5,000.00	Site Signage	4,800.00	Concrete slab @ enclosure	5,500.00		
Landscaping	5,000.00	Landscaping	2,500.00	Fencing	8,450.00	Fencing	7,500.00		
Dumpster Enclosures	12,400.00	Dumpster Enclosures	12,400.00						
DWELLING STRUCTURES	259,200.00	DWELLING STRUCTURES	259,200.00	DWELLING STRUCTURES	135,000.00	DWELLING STRUCTURES	85,000.00		
Termite Treatment	10,000.00	Termite Treatment	10,000.00	Fascia & Soffit	50,000.00	Floor Tiles	25,000.00		
Kitchen Renovations	93,000.00	Kitchen Renovations	93,000.00	Bathroom Remodel	50,000.00	Bathroom Tub surrounds	50,000.00		
Gutter Installation	31,200.00	Gutter Installation	31,200.00	Gutter Installation	10,000.00	Gutter Installation	10,000.00		
Floor Tiles	50,000.00	Floor Tiles	50,000.00	Floor Tiles	25,000.00				
Bathroom Remodel	75,000.00	Bathroom Remodel	75,000.00						
NONDWELLING EQUIPMENT	5,000.00	NONDWELLING EQUIPMENT	5,000.00	NONDWELLING EQUIPMENT	5,000.00	NONDWELLING EQUIPMENT	5,000.00		
Security Equipment	5,000.00	Security Equipment	5,000.00	Security Cameras	5,000.00	Security Cameras	5,000.00		
				NONDWELLING STRUCTURE	17,300.00	NONDWELLING STRUCTURE	4,800.00		
				UFAS/504	4,800.00	UFAS/504	4,800.00		
				Recreation Center Flooring	12,500.00				
SEE STATEMENT	73-19 SCATTERED SITE (TOTAL)	287,600.00	73-19 SCATTERED SITE (TOTAL)	287,600.00	73-19 SCATTERED SITE (TOTAL)	203,434.35	73-19 SCATTERED SITE (TOTAL)	192,500.00	
SITE IMPROVEMENTS	25,000.00	SITE IMPROVEMENTS	25,000.00	SITE IMPROVEMENTS	27,434.35	SITE IMPROVEMENTS	14,500.00		
Drainage/Site Improvements	10,000.00	Drainage/Site Improvements	10,000.00	Drainage/Site Improvements	4,934.35	Drainage/Site Improvements	4,500.00		
Parking/Paving	10,000.00	Parking/Paving	10,000.00	Piers	22,500.00	Piers	10,000.00		
Fencing	5,000.00	Fencing	5,000.00						
DWELLING STRUCTURES	262,600.00	DWELLING STRUCTURES	262,600.00	DWELLING STRUCTURES	118,000.00	DWELLING STRUCTURES	153,000.00		
Windows/Screens	27,600.00	Windows/Screens	27,600.00	Windows/Screens	10,000.00	Windows/Screens	5,000.00		
Siding & Trim	65,000.00	Siding & Trim	65,000.00	Siding & Trim	15,000.00	Siding & Trim	15,000.00		
Roofing	20,000.00	Roofing	20,000.00	Roofing	15,000.00	Roofing	15,000.00		
Entry Doors	20,000.00	Entry Doors	20,000.00	Entry Doors	10,000.00	Entry Doors	10,000.00		
HVAC Installation	90,000.00	HVAC Installation	90,000.00	HVAC Installation	10,000.00	HVAC Installation	45,000.00		
Termite Treatment	10,000.00	Termite Treatment	10,000.00	Painting	18,000.00	Painting	18,000.00		
Electrical Upgrade	30,000.00	Electrical Upgrade	30,000.00	Sewer Lines	15,000.00	Sewer Lines	15,000.00		
				Electrical Upgrade	15,000.00	Electrical Upgrade	25,000.00		
				Termite Treatment	10,000.00	Termite Treatment	5,000.00		
				NONDWELLING STRUCTURE	58,000.00	NONDWELLING STRUCTURE	25,000.00		
				Maintenance Building	58,000.00	Maintenance Building	25,000.00		
	CONTINGENCY	75,392.00	CONTINGENCY	68,915.00	CONTINGENCY	191,910.00	CONTINGENCY	94,765.05	
	Work Items	4,013,495.00	Work Items	4,019,972.00	Work Items	3,896,977.00	Work Items	3,994,121.95	
	TOTAL BUDGET	4,088,887.00	TOTAL BUDGET	4,088,887.00	TOTAL BUDGET	4,088,887.00	TOTAL BUDGET	4,088,887.00	

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

PHA Name: TULSA HOUSING AUTHORITY	Comprehensive Grant Number: OK56PO7350103	Federal FY of Grant: 2003
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___ Original Annual Statement ___ Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 1 Performance and Evaluation Report for Year Ending ___
 ___ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operating Expenses	\$ 107,590.00	\$ 107,590.00	\$ -	\$ -
3	1408 Management Improvements	\$ 519,950.00	\$ 519,950.00	\$ 519,950.00	\$ 1,060.06
4	1410 Administration	\$ 352,845.00	\$ 352,845.00	\$ 352,845.00	\$ 2,242.39
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 131,107.05	\$ 131,107.05	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 151,600.00	\$ 151,600.00	\$ -	\$ -
10	1460 Dwelling Structures	\$ 1,887,500.00	\$ 1,887,500.00	\$ -	\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 175,000.00	\$ 175,000.00	\$ 23,733.00	\$ 23,733.00
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 114,400.00	\$ 114,400.00	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1501 Collateralization or Debt Service	\$ -	\$ -	\$ -	\$ -
20	1502 Contingency (may not exceed 8% of line 16)	\$ 88,462.95	\$ 88,462.95	\$ -	\$ -
21	Amount of Annual Grant (Sum Of Lines 2-20)	\$ 3,528,455.00	\$ 3,528,455.00	\$ 896,528.00	\$ 27,035.45
22	Amount of line 20 related to LBP Activities	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Section 504 Compliance	\$ 25,000.00	\$ -	\$ -	\$ -
24	Amount of line 20 related to Security	\$ 435,000.00	\$ -	\$ -	\$ -
25	Amount of line 20 related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -

**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Funding Program (2003 CFP)**

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	OPERATING EXPENSES	1406		\$ 107,590.00	\$ 107,590.00	\$ -	\$ -	
	Public Housing Operations	140601		\$ 107,590.00	\$ 107,590.00	\$ -	\$ -	
H/A WIDE ACTIVITIES	MANAGEMENT IMPROVEMENTS	1408		\$ 519,950.00	\$ 519,950.00	\$ 519,950.00	\$ 1,060.06	
	Salaries	419103		\$ -	\$ -			
	Security	419102		\$ 210,000.00	\$ 304,518.00	\$ 304,518.00		
	Staff Training	419105		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00		
	Computer Software	419106		\$ 47,950.00	\$ 47,950.00	\$ 47,950.00		
	Facility Officers	419108		\$ 190,000.00	\$ 84,478.00	\$ 84,478.00		
	Management Improvement Trainer	419109		\$ 62,000.00	\$ 62,000.00	\$ 62,000.00		
	Sundry Facility Officers	419110		\$ 11,004.00	\$ 11,004.00	\$ 11,004.00	1,060.06	
	ADMINISTRATION	1410		\$ 352,845.00	\$ 352,845.00	\$ 352,845.00	\$ 2,242.39	
	Non-Technical Salaries	141001		\$ 30,000.00	\$ 30,000.00	\$ 30,000.00		
	Technical Salaries	141002		\$ 228,545.00	\$ 228,545.00	\$ 228,545.00		
	Benefits	141009		\$ 79,300.00	\$ 79,300.00	\$ 79,300.00		
	Sundry Admin Costs	141019		\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 2,242.39	
	FEES AND COSTS	1430		\$ 131,107.05	\$ 131,107.05	\$ -	\$ -	
	A/E Fees	143001		\$ 116,107.05	\$ 116,107.05			
	Consultant Fees	143002		\$ 15,000.00	\$ 15,000.00			
73-00	CENTRAL OFFICE			\$ 199,400.00	\$199,400.00	\$ 18,900.00	\$ 18,900.00	
	SITE IMPROVEMENTS	1450		\$0.00	\$ -	\$ -	\$ -	
	Land scaping	145011		\$0.00	\$ -	\$ -	\$ -	
	Dumpster enclosure	145008		\$0.00	\$ -	\$ -	\$ -	
	Site Lighting	145014		\$0.00	\$ -	\$ -	\$ -	
				\$0.00	\$ -	\$ -	\$ -	
	DWELLING EQUIPMENT	1465		\$ 100,000.00	\$ 100,000.00	\$ 18,900.00	\$ 18,900.00	
	Ranges & Refrigerators	146503	150	\$ 75,000.00	\$ 75,000.00	\$ 18,900.00	\$ 18,900.00	
	Replacement Window A/C Units	146504	75	\$ 25,000.00	\$ 25,000.00			
	NON DWELLING STRUCTURES	1470		\$ -	\$ -	\$ -	\$ -	
	Central Maintenance Facility Renovation	147005		\$ -	\$ -			
	NONDWELLING EQUIPMENT	1475		\$ 99,400.00	\$ 99,400.00	\$ -	\$ -	
	Computer Hardware	147501		\$ 69,300.00	\$ 69,300.00			
	Copiers	147502	6	\$ 12,500.00	\$ 12,500.00			
	Printers	147503	7	\$ 12,600.00	\$ 12,600.00			
	TV/VCR	147504		\$ -	\$ -			
	Office Furniture	147505		\$ -	\$ -			
	Security Equipment	147510	2	\$ 5,000.00	\$ 5,000.00			
	Vehicle Replacement	147507		\$ -	\$ -			

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Funding Program (2003 CFP)**

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-01	<u>TOTAL SEMINOLE HILLS</u>			\$ 29,800.00	\$ 29,800.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 29,800.00	\$ 29,800.00	\$ -	\$ -	
	Parking & Paving	145002	600sf	\$ 2,400.00	\$ 2,400.00			
	Drainage/Site Improvements	145003	1265sf	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Sewer Line Replacement	145005	1 line	\$ 25,000.00	\$ 25,000.00			
	<u>DWELLING STRUCTURES</u>	1460		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
73-03	<u>TOTAL COMANCHE PARK</u>			\$ 191,300.00	\$ 191,300.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 23,800.00	\$ 23,800.00	\$ -	\$ -	
	Parking & Paving	145002	600sf	\$ 2,400.00	\$ 2,400.00			
	Drainage/Site Improvements	145003	1265 sf	\$ 2,400.00	\$ 2,400.00			
	Sewer Line Replacement	145005	1 line	\$ 14,000.00	\$ 14,000.00			
	Gas Systems Upgrade	145007	1 site	\$ 5,000.00	\$ 5,000.00			
	Playground Equipment	145009		\$ -	\$ -			
	<u>DWELLING STRUCTURES</u>	1460		\$ 162,500.00	\$ 162,500.00	\$ -	\$ -	
	Bathroom Renovations	146008	50	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Kitchen Renovations	146013	50	\$ 62,500.00	\$ 62,500.00	\$ -	\$ -	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
	Heater Replacement	146010	40	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
						\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Security & Fire Protection	147511	1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	

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**Annual Statement /
Performance and Evaluation Report**

**U. S. Department of Housing
and Urban Development**

**Part II: Supporting Pages
Capital Funding Program (2003 CFP)**

Office of Public and Indian Housing

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-04	<u>PIONEER PLAZA TOTAL</u>			\$ 105,000.00	\$ 105,000.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ -	\$ -	\$ -	\$ -	
	Dumpster Enclosure	145008		\$ -	\$ -			
	Site Drainage	145003		\$ -	\$ -	\$ -	\$ -	
	Landscaping	145011		\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Replace Kitchen Cabinets	146013	35	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465		\$ 55,000.00	\$ 55,000.00	\$ -	\$ -	
	Fire System Upgrade	146512	1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Lobby Air Handler	146509	1	\$ 45,000.00	\$ 45,000.00	\$ -	\$ -	
	Elevator Upgrade	146506	2	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
73-05	<u>TOTAL APACHE MANOR</u>			\$ 9,800.00	\$ 9,800.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 9,800.00	\$ 9,800.00	\$ -	\$ -	
	Paving / Parking	145002	600sf	\$ 2,400.00	\$ 2,400.00			
	Drainage / Site Improvements	145003	1265	\$ 2,400.00	\$ 2,400.00			
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 5,000.00			
	Playground Equipment	145009		\$ -				
	Landscaping	145011		\$ -				
	<u>DWELLING STRUCTURES</u>	1460		\$ -	\$ -	\$ -	\$ -	
	Gutter Installation	146014		\$ -				
	<u>NONDWELLING EQUIPMENT</u>	1475		\$ -	\$ -	\$ -	\$ -	
	Security Equipment	147511		\$ -				

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**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Funding Program (2003 CFP)**

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
				Page 4 of 12		form HUD-52837 (01/05/95)		
73-06	TOTAL MOHAWK MANOR			\$ 171,800.00	\$ 171,800.00	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	
	Paving / Parking	145002	600sf	\$ 2,400.00	\$ 2,400.00			
	Drainage / Site Improvements	145003	1265	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Playground Equipment	145009		\$ -	\$ -	\$ -	\$ -	
	NON DWELLING EQUIPMENT	1475		\$ -	\$ -	\$ -	\$ -	
	Security & Fire Protection Equipment	147511	1	\$ -	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 167,000.00	\$ 167,000.00	\$ -	\$ -	
	Bathroom Renovations	146008	55	\$ 50,000.00	\$ 50,000.00			
	Kitchen Renovations	146013	55	\$ 62,500.00	\$ 62,500.00			
	Heater Replacement	146010	20	\$ 25,000.00	\$ 25,000.00			
	Hot Water Tank Replacement	146011	50	\$ 26,500.00	\$ 26,500.00			
	Brick Replacement & Tuck Pointing	146006	1	\$ 3,000.00	\$ 3,000.00			
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
73-07	TOTAL HEWGLEY TERRACE			\$ 84,800.00	\$ 84,800.00	\$ 4,833.00	\$ 4,833.00	
	SITE IMPROVEMENTS	1450		\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	
	Parking & Paving	145002	600sf	\$ 2,400.00	\$ 2,400.00			
	Drainage/Site Improvements	145003	1265	\$ 2,400.00	\$ 2,400.00			
	DWELLING STRUCTURES	1460		\$ 65,000.00	\$ 65,000.00	\$ -	\$ -	
	Shower Repair/Replacement	146011	15	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	
	Kitchen Cabinets	146013	25	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	DWELLING EQUIPMENT	1465		\$ 15,000.00	\$ 15,000.00	\$ 4,833.00	\$ 4,833.00	
	Elevator Equipment	146506	2	\$ 5,000.00	\$ 5,000.00			
	Security & Fire Protection equipment	146510	1	\$ 10,000.00	\$ 10,000.00	\$ 4,833.00	\$ 4,833.00	

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**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages
Capital Funding Program (2003 CFP)

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-08	TOTAL RIVERVIEW PARK			\$ 223,400.00	\$ 223,400.00	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 24,400.00	\$ 24,400.00	\$ -	\$ -	
	Paving / Parking	145002	500sf	\$ 2,000.00	\$ 2,000.00			
	Drainage / Site Improvements	145003	1165	\$ 2,400.00	\$ 2,400.00			
	Sewer Line Replacment	145005	1	\$ 20,000.00	\$ 20,000.00			
	Playground Equipment	145009	1	\$ -	\$ -			
	Water meter can & Valve replacment	145010		\$ -	\$ -			
	DWELLING STRUCTURES	1460		\$ 199,000.00	\$ 199,000.00	\$ -	\$ -	
	Bathroom Renovations	146008	72	\$ 65,000.00	\$ 65,000.00			
	Heater Replacement	146010	15	\$ 25,000.00	\$ 25,000.00			
	Hot Water Tank Replacement	146011	38	\$ 19,000.00	\$ 19,000.00			
	Kitchen Renovations	146013	72	\$ 85,000.00	\$ 85,000.00			
	Gutter Installation	146014		\$ -	\$ -			
	Upgrade Main Building Electrical	146017	1	\$ 5,000.00	\$ 5,000.00			
	NON DWELLING EQUIPMENT	1475		\$ -	\$ -			
	Security & Fire Protection	147511	1	\$ -	\$ -	\$ -	\$ -	

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**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Funding Program (2003 CFP)**

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-10	SANDY PARK TOTAL			\$ 205,300.00	\$ 205,300.00	\$ -	\$ -	
	SITE IMPROVEMENTS	1450		\$ 9,800.00	\$ 9,800.00	\$ -	\$ -	
	Paving / Parking	145002	600sf	\$ 2,400.00	\$ 2,400.00			
	Drainage / Site Improvements	145003	1165	\$ 2,400.00	\$ 2,400.00			
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 5,000.00			
	DWELLING STRUCTURES	1460		\$ 195,500.00	\$ 195,500.00	\$ -	\$ -	
	Roofing	146004	1	\$ 6,000.00	\$ 6,000.00			
	Bathroom Renovations	146008	55	\$ 50,000.00	\$ 50,000.00			
	Heating	146010	40	\$ 77,000.00	\$ 77,000.00			
	Kitchen Renovations	146013	55	\$ 62,500.00	\$ 62,500.00			
	Gutter Installation	146014		\$ -	\$ -			
	Sillcocks	146016		\$ -	\$ -			
	NON DWELLING EQUIPMENT	1475		\$ -	\$ -	\$ -	\$ -	
	Security & Fire Protection	147511		\$ -	\$ -			
73-11	OSAGE HILLS TOTAL			\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	

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

Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Funding Program (2003 CFP)**

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
				73-12	PARKVIEW TERRACE TOTAL			
	SITE IMPROVEMENTS	1450		\$ 9,800.00	\$ 9,800.00	\$ -	\$ -	
	Paving / Parking	145002	600sf	\$ 2,400.00	\$ 2,400.00			
	Drainage / Site Improvements	145003	1165	\$ 2,400.00	\$ 2,400.00			
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 5,000.00			
	Playground Equipment	145009		\$ -				
	DWELLING STRUCTURES	1460		\$ 265,000.00	\$ 265,000.00	\$ -	\$ -	
	Floor Tiles	146005	16	\$ 50,000.00	\$ 50,000.00			
	Entry Doors	146006	50	\$ 40,000.00	\$ 40,000.00			
	Heaters	146010	50	\$ 25,000.00	\$ 25,000.00			
	Bathroom Renovations	146008	55	\$ 65,000.00	\$ 65,000.00			
	Kitchen Renovations	146013	55	\$ 85,000.00	\$ 85,000.00			

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**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Funding Program (2003 CFP)**

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-13	LAFORTUNE TOWER TOTAL			\$ 96,400.00	\$ 86,400.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 5,000.00			
	Dumpster Enclosure	145008		\$ -	\$ -			
				\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 76,400.00	\$ 76,400.00	\$ -	\$ -	
	Corridor Floor Tile	146005	30%	\$ 26,400.00	\$ 26,400.00			
	Kitchen Cabinets	146013	35	\$ 50,000.00	\$ 50,000.00			
	<u>DWELLING EQUIPMENT</u>	1465		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Domestic Water Piping	146511		\$ -	\$ -			
	Elevator Upgrade	146506	2	\$ 5,000.00	\$ 5,000.00			
	<u>NONDWELLING EQUIPMENT</u>	1475		\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	Security & Fire Protection Equipment	147511	1	\$ 10,000.00	\$ 10,000.00			

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages
Capital Funding Program (2003 CFP)

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-17	SOUTH HAVEN MANOR TOTAL			\$ 258,800.00	\$ 258,800.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	
	Paving / Parking	145002	600sf	\$ 2,400.00	\$ 2,400.00			
	Drainage / Site Improvements	145003	1165	\$ 2,400.00	\$ 2,400.00			
	Playground Equipment	145009		\$ -				
	Landscaping	145011		\$ -				
	<u>DWELLING STRUCTURES</u>	1460		\$ 254,000.00	\$ 254,000.00	\$ -	\$ -	
	Roofing	146004	8	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	
	Heating	146010	15%	\$ 44,000.00	\$ 44,000.00	\$ -	\$ -	
	Hot Water Tank Replacement	146011	40%	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
	Bathroom renovations	146008	75	\$ 65,000.00	\$ 65,000.00	\$ -	\$ -	
	Kitchen Renovations	146013	75	\$ 85,000.00	\$ 85,000.00	\$ -	\$ -	
						\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ -	\$ -	\$ -	\$ -	
	Security Equipment	147511	1	\$ -		\$ -	\$ -	
						\$ -	\$ -	

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Signature of Executive Director and Date

form HUD-52837 (01/05/95)

**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Funding Program (2003 CFP)**

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-18	EAST CENTRAL VILLAGE TOTAL			\$ 167,300.00	\$ 167,300.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	
	Paving / Parking	145002	600sf	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	1140	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
						\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 162,500.00	\$ 162,500.00	\$ -	\$ -	
	Flooring	146005	16	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Bathroom Remodel	146008	55	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Kitchen Renovation	146013	55	\$ 62,500.00	\$ 62,500.00	\$ -	\$ -	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ -	\$ -	\$ -	\$ -	
	Security & Fire Protection	147511	1	\$ -	\$ -	\$ -	\$ -	

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

Part II: Supporting Pages
Capital Funding Program (2003 CFP)

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
				73-19	SCATTERED SITE TOTAL			
	SITE IMPROVEMENTS	1450		\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
	Paving / Parking	145002	2500sf	\$ 10,000.00	\$ 10,000.00			
	Drainage / Site Improvements	145003	5265	\$ 10,000.00	\$ 10,000.00			
	Fencing	145004		\$ -	\$ -			
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 290,600.00	\$ 290,600.00	\$ -	\$ -	
	Windows / Screens	146001	20	\$ 27,600.00	\$ 27,600.00			
	Siding & Trim	146002	20	\$ 65,000.00	\$ 65,000.00			
	Replace Roofing	146004	30	\$ 48,000.00	\$ 48,000.00			
	Entry Doors	146006	20	\$ 20,000.00	\$ 20,000.00			
	Termite Treatment	146007		\$ 10,000.00	\$ 10,000.00			
	HVAC Installation	146010	20	\$ 90,000.00	\$ 90,000.00			
	Electrical Upgrade	146017	20	\$ 30,000.00	\$ 30,000.00			
	CONTINGENCY			\$ 88,462.95	\$ 88,462.95			
	Work Items			\$ 3,439,992.05	\$ 3,439,992.05	\$ 896,528.00	\$ 27,035.45	
	TOTAL BUDGET			\$ 3,528,455.00	\$ 3,528,455.00	\$ -	\$ -	

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Signature of Executive Director and Date

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

Performance and Evaluation Report

Part III: Implementation Schedule
Capital Funding Program (CFP)

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-00	9/30/2005			9/30/2007			
73-03	9/30/2005			9/30/2007			
73-04	9/30/2005			9/30/2007			
73-05	9/30/2005			9/30/2007			
73-06	9/30/2005			9/30/2007			
73-07	9/30/2005			9/30/2007			
73-08	9/30/2005			9/30/2007			
73-10	9/30/2005			9/30/2007			
73-11	9/30/2005			9/30/2007			
73-12	9/30/2005			9/30/2007			
73-13	9/30/2005			9/30/2007			
73-17	9/30/2005			9/30/2007			
73-18	9/30/2005			9/30/2007			
73-19	9/30/2005			9/30/2007			

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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

²To be completed for the Performance and Evaluation Report.

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Office of Public and Indian Housing

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Office of Public and Indian Housing

Annual Statement/Performance and Evaluation Report

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

PHA Name: Tulsa Housing Authority	Grant Type and Number Capital Fund Program Grant No. OK56P07350102	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement 2
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations		\$ 24,141.00	\$ 24,141.00	
3	1408 Management Improvements	\$491,500.00	\$503,500.00	\$503,500.00	\$384,278.36
4	1410 Administration	\$406,000.00	\$406,000.00	\$406,000.00	\$329,195.94
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$60,000.00	\$60,000.00	\$234.00	\$234.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$413,450.00	\$333,309.00	\$28,627.22	\$28,627.22
10	1460 Dwelling Structures	\$2,320,280.00	\$2,171,591.89	\$1,064,579.42	\$785,594.79
11	1465.1 Dwelling Equipment-Non expendable	\$307,120.00	\$494,398.06	\$59,570.84	\$59,570.84
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$365,700.00	\$234,700.00	\$79,035.61	\$47,223.56
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	\$78,358.00	\$69,718.00		
21	Amount of annual Grant: (sum of lines 2-20)	\$4,442,408.00	\$4,297,357.95	\$2,165,688.09	\$1,634,724.71
22	Amount of line 21 Related to LBP Activities				

**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
	OPERATING EXPENSES	1406		\$ -	\$ 24,141.00	\$ 24,141.00	\$ -		
	Operations	1406		\$ -	\$ 24,141.00	\$ 24,141.00	\$ -		
	MANAGEMENT IMPROVEMENTS	1408		\$ 491,500.00	\$ 503,500.00	\$ 503,500.00	\$ 384,278.36		
H/A WIDE ACTIVITIES	Salaries	419103		\$ 150,000.00	\$ 62,000.00	\$ 62,000.00	\$ -		
	Security	419102		\$ 118,000.00	\$ 218,000.00	\$ 218,000.00	\$ 199,682.54		
	Staff Training	419105		\$ 9,500.00	\$ 9,500.00	\$ 9,500.00	\$ 5,721.85		
	Computer Software	419106		\$ 32,000.00	\$ 32,000.00	\$ 32,000.00	\$ 32,000.00		
	Facility Officers	419108		\$ 182,000.00	\$ 182,000.00	\$ 182,000.00	\$ 146,873.97		
	Management Improvement Trainer	419109		\$ -	\$ -	\$ -	\$ -		
	Non-Technical Salaries								
		Non-Technical Salaries	141001		\$ 50,400.00	\$ 50,400.00	\$ 50,400.00	\$ 18,099.20	
		Technical Salaries	141002		\$ 265,000.00	\$ 265,000.00	\$ 265,000.00	\$ 237,496.74	
		Benefits	141009		\$ 75,600.00	\$ 75,600.00	\$ 75,600.00	\$ 58,600.00	
	Sundry Admin Costs	141019		\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00		
	FEES AND COSTS	1430		\$ 60,000.00	\$ 60,000.00	\$ 234.00	\$ 234.00		
	A/E Fees	143001		\$ 30,000.00	\$ 30,000.00	\$ 234.00	\$ 234.00		
	Consultant Fees	143002		\$ 30,000.00	\$ 30,000.00	\$ -	\$ -		
73-00	CENTRAL OFFICE			\$ 363,820.00	\$ 262,820.00	\$ 87,917.61	\$ 59,605.56		
	DWELLING EQUIPMENT	1465		\$ 122,120.00	\$ 122,120.00	\$ 25,920.00	\$ 25,920.00		
	Ranges & Refrigerators	146503	205	\$ 102,120.00	\$ 102,120.00	\$ 25,920.00	\$ 25,920.00		
	Replacement Window A/C Units	146504	75	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -		
	NON DWELLING STRUCTURES	1470		\$ -	\$ -	\$ -	\$ -		
	Roof Replacement	147001		\$ -	\$ -	\$ -	\$ -		
	Corridor Carpet Replacement	147003		\$ -	\$ -	\$ -	\$ -		
	Central Maintenance Facility Renovation	147004		\$ -	\$ -	\$ -	\$ -		
	NONDWELLING EQUIPMENT	1475		\$ 241,700.00	\$ 140,700.00	\$ 61,997.61	\$ 33,685.56		
	Computer Hardware	147501		\$ 9,100.00	\$ 9,100.00	\$ 4,572.13	\$ 4,572.13		
	Copiers	147502	6	\$ 12,500.00	\$ 12,500.00	\$ -	\$ -		
	Printers	147503	7	\$ 12,600.00	\$ 12,600.00	\$ -	\$ -		
	TV/VCR	147504		\$ 1,000.00	\$ -	\$ -	\$ -		
	Office Furniture	147505		\$ 4,000.00	\$ 4,000.00	\$ -	\$ -		
	Office signage	147506		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -		
	Vehicle Replacement	147507	8	\$ 185,000.00	\$ 85,000.00	\$ 44,925.48	\$ 16,613.43		
	Rooftop HVAC Upgrade	147510	2	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00		

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

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

**Part II: Supporting Pages
Capital Funding Program (CFP)**

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-01	<u>TOTAL SEMINOLE HILLS</u>			\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	
	Parking & Paving	145002	600	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage/Site Improvements	145003	1165	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
73-03	<u>TOTAL COMANCHE PARK</u>			\$ 227,800.00	\$ 184,849.29	\$ 21,304.45	\$ 21,304.45	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 40,800.00	\$ 23,800.00	\$ 1,960.94	\$ 1,960.94	
	Parking & Paving	145002	600	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage/Site Improvements	145003	1165	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Sewer Line Replacement	145005	150'	\$ 14,000.00	\$ 14,000.00	\$ -	\$ -	
	Gas System Upgrade	145007	1	\$ 5,000.00	\$ 5,000.00	\$ 1,960.94	\$ 1,960.94	
	Dumpster Enclosures	145008		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009	3	\$ 17,000.00	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010		\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 147,500.00	\$ 143,549.29	\$ 19,105.51	\$ 19,105.51	
	Exterior Painting	146003		\$ -	\$ -	\$ -	\$ -	
	Termite Treatment	146007		\$ -	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008	25	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Heater Replacement	146010	12	\$ 25,000.00	\$ 21,049.29	\$ 19,105.51	\$ 19,105.51	
	Kitchen Renovations	146013	25	\$ 62,500.00	\$ 62,500.00	\$ -	\$ -	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
	Exterior porch lighting	146015	50	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	Sillcocks	146016		\$ -	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017		\$ -	\$ -	\$ -	\$ -	
	Balcony Repair	146018		\$ -	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 17,500.00	\$ 17,500.00	\$ 238.00	\$ 238.00	
	Rooftop HVAC Upgrade	147510	2	\$ 12,500.00	\$ 12,500.00	\$ -	\$ -	
	Security Equipment	147511	2	\$ 5,000.00	\$ 5,000.00	\$ 238.00	\$ 238.00	

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**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-04	<u>PIONEER PLAZA TOTAL</u>			\$ 64,800.00	\$ 17,800.00	\$ -	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	
	Parking & Paving	145002	600	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage/Site Improvements	145003	1165	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Fence replacement & piercing	145004		\$ -	\$ -	\$ -	\$ -	
	Sinage			\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 50,000.00	\$ -	\$ -	\$ -	
	Roof Replacement	146004		\$ -	\$ -	\$ -	\$ -	
	Elevator Lobby Floor Tile Replacement	146005		\$ -	\$ -	\$ -	\$ -	
	Replace Kitchen Cabinets	146013	15	\$ 50,000.00	\$ -	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465		\$ 10,000.00	\$ 13,000.00	\$ -	\$ -	
	Security Equipment	147511	2	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Lobby HVAC System	146508		\$ -	\$ -	\$ -	\$ -	
	Heat Exchanger Repair	146509	1	\$ -	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	
	Roof Exhaust Vents	146510		\$ -	\$ -	\$ -	\$ -	
	Basement Elevator Upgrade	146511		\$ -	\$ -	\$ -	\$ -	
	Fire System Upgrade	146512	20%	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
73-05	<u>TOTAL APACHE MANOR</u>			\$ 111,900.00	\$ 39,815.13	\$ 27,163.70	\$ 27,163.70	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 24,800.00	\$ 14,000.00	\$ 1,348.57	\$ 1,348.57	
	Paving / Parking	145002	600	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	1165	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Gas System Upgrade	145007	1	\$ 5,000.00	\$ 4,200.00	\$ 1,348.57	\$ 1,348.57	
	Dumpster Enclosures	145008		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010		\$ -	\$ -	\$ -	\$ -	
	Landscaping	145011	2630	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 69,600.00	\$ 12,515.13	\$ 12,515.13	\$ 12,515.13	
	Siding & Trim	146002		\$ -	\$ -	\$ -	\$ -	
	Roofing	146004		\$ -	\$ -	\$ -	\$ -	
	Termite Treatment	146007		\$ -	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008		\$ -	\$ -	\$ -	\$ -	
	Heater Replacement	146010	30	\$ 54,000.00	\$ -	\$ -	\$ -	
	Replace Hot Water Tanks	146011		\$ -	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013	7	\$ -	\$ 12,515.13	\$ 12,515.13	\$ 12,515.13	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 17,500.00	\$ 13,300.00	\$ 13,300.00	\$ 13,300.00	
	Rooftop HVAC Upgrade	147510	2	\$ 12,500.00	\$ 13,300.00	\$ 13,300.00	\$ 13,300.00	
	Security Equipment	147511		\$ 5,000.00	\$ -	\$ -	\$ -	

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

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

**Part II: Supporting Pages
Capital Funding Program (CFP)**

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-06	TOTAL MOHAWK MANOR			\$ 348,800.00	\$ 217,750.71	\$ 119,950.71	\$ 119,950.07	
	SITE IMPROVEMENTS	1450		\$ 37,800.00	\$ 27,800.00	\$ -	\$ -	
	Paving / Parking	145002	600	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	1160	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Wrought Iron & Chain Link Fencing	145004	450	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Brick replacement & Tuckpointing	145006	1	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	
	Dumpster Enclosures	145008		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010		\$ -	\$ -	\$ -	\$ -	
	Site Lighting	145014	3	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 293,500.00	\$ 172,450.71	\$ 119,950.71	\$ 119,950.07	
	Siding & Trim	146002		\$ -	\$ -	\$ -	\$ -	
	Painting	146003		\$ -	\$ -	\$ -	\$ -	
	Screen Doors	146006		\$ -	\$ -	\$ -	\$ -	
	Termite Treatment	146007	1	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	Bathroom Renovations	146008	25	\$ 50,000.00				
	Heater Replacement	146010	64	\$ 116,000.00	\$ 119,950.71	\$ 119,950.71	\$ 119,950.07	
	Hot Water Tank Replacement	146011	50	\$ 26,500.00	\$ 26,500.00	\$ -	\$ -	
	Kitchen Renovations	146013	25	\$ 62,500.00	\$ -	\$ -	\$ -	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
	Porch lighting	146015	106	\$ 16,000.00	\$ 16,000.00	\$ -	\$ -	
		146017		\$ -	\$ -	\$ -	\$ -	
	NON DWELLING EQUIPMENT	1475		\$ 17,500.00	\$ 17,500.00	\$ -	\$ -	
	Rooftop HVAC Upgrade	147510	2	\$ 12,500.00	\$ 12,500.00	\$ -	\$ -	
	Security Equipment	147511	2	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
73-07	TOTAL HEWGLEY TERRACE			\$ 82,430.89	\$ 32,200.00	\$ 20,554.89	\$ 20,554.89	
	SITE IMPROVEMENTS	1450		\$ 7,200.00	\$ 7,200.00	\$ -	\$ -	
	Parking & Paving	145002	600	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage/Site Improvements	145003	1165	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Signage	145015	1	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 65,230.89	\$ 15,230.89	\$ 15,230.89	\$ 15,230.89	
	Roof Replacement	146004		\$ -	\$ -	\$ -	\$ -	
	Bath Renovations	146008	20	\$ 15,230.89	\$ 15,230.89	\$ 15,230.89	\$ 15,230.89	
	Kitchen Cabinets	146013	15	\$ 50,000.00	\$ -	\$ -	\$ -	
	DWELLING EQUIPMENT	1465		\$ 10,000.00	\$ 9,769.11	\$ 5,324.00	\$ 5,324.00	
	Piping Insulation Replacement	146502		\$ -	\$ -	\$ -	\$ -	
	Security Equipment	147511	2	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
	Fire System Upgrade	146512	20%	\$ 5,000.00	\$ 4,769.11	\$ 324.00	\$ 324.00	

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Funding Program (CFP)**

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-08	TOTAL RIVERVIEW PARK			\$ 371,400.00	\$ 159,116.49	\$ 115,957.49	\$ 109,948.07	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 48,800.00	\$ 30,659.00	\$ -	\$ -	
	Paving / Parking	145002	600	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	1165	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Sewer Line Replacment	145005	200'	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	
	Dumpster Enclosures	145008		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009	3	\$ 15,000.00	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010	19 bldg	\$ 9,000.00	\$ 5,859.00	\$ -	\$ -	
	Office Landscaping	145011		\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 305,100.00	\$ 115,957.49	\$ 115,957.49	\$ 109,948.07	
	Windows & Screens	146001		\$ -	\$ -	\$ -	\$ -	
	Siding & Trim	146002	100	\$ -	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	
	Roofing	146004		\$ -	\$ -	\$ -	\$ -	
	Entry Doors	146006		\$ -	\$ -	\$ -	\$ -	
	Termite Treatment	146007		\$ -	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008	33	\$ 65,000.00	\$ -	\$ -	\$ -	
	Heater Replacement	146010	48	\$ 125,000.00	\$ -	\$ -	\$ -	
	Hot Water Tank Replacement	146011	0	\$ -	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013	33	\$ 85,000.00	\$ 110,357.49	\$ 110,357.49	\$ 108,698.07	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
	Porch Lighting	146015		\$ -	\$ -	\$ -	\$ -	
	Sillcocks	146016	75	\$ 5,600.00	\$ 4,350.00	\$ 4,350.00	\$ -	
	Upgrade Main Building Electrical	146017		\$ -	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 17,500.00	\$ 12,500.00	\$ -	\$ -	
	Rooftop HVAC Upgrade	147510	2	\$ 12,500.00	\$ 12,500.00	\$ -	\$ -	
	Security Equipment	147511		\$ 5,000.00	\$ -	\$ -	\$ -	

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Signature of Executive Director and Date

Annual Statement / Performance and Evaluation Report

Part II: Supporting Pages
Capital Funding Program (CFP)

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-10	<u>SANDY PARK TOTAL</u>			\$ 326,830.00	\$ 578,130.00	\$ 216,447.04	\$ 116,902.14	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 42,050.00	\$ 42,050.00	\$ 12,690.57	\$ 12,690.57	
	Paving / Parking	145002	600	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	1165	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	West Chain Link Fencing	145004	500	\$ 20,000.00	\$ 20,000.00	\$ 11,362.00	\$ 11,362.00	
	Gas Line Meter Install	145007	1	\$ 5,000.00	\$ 5,000.00	\$ 1,328.57	\$ 1,328.57	
	Dumpster Enclosures	145008		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009		\$ -	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010	18 bldg	\$ 8,250.00	\$ 8,250.00	\$ -	\$ -	
	Office & Entry Landscaping	145011		\$ -	\$ -	\$ -	\$ -	
	Signage	145015	2	\$ 4,000.00	\$ 4,000.00	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 267,280.00	\$ 523,580.00	\$ 203,756.47	\$ 104,211.57	
	Windows & Screens	146001	22	\$ 13,200.00	\$ 13,200.00	\$ -	\$ -	
	Siding & Trim	146002	22	\$ 11,000.00	\$ 186,000.00	\$ 1,070.10	\$ -	
	Roofing	146004	22	\$ 44,000.00	\$ 44,000.00	\$ -	\$ -	
	Entry Doors	146006	22	\$ 27,280.00	\$ 27,280.00	\$ -	\$ -	
	Termite Treatment	146007		\$ -	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008		\$ -	\$ -	\$ -	\$ -	
	Heater Replacment	146010	55	\$ 135,000.00	\$ 135,000.00	\$ 90,186.37	\$ 90,186.37	
	Hot Water Tank Replacement	146011		\$ -	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013	75	\$ -	\$ 112,500.00	\$ 112,500.00	\$ 14,025.20	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
	Porch Lighting	146015		\$ -	\$ -	\$ -	\$ -	
	Sillcocks	146016	75	\$ 5,600.00	\$ 5,600.00	\$ -	\$ -	
	Upgrade Main Building Electrical	146017		\$ -	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 17,500.00	\$ 12,500.00	\$ -	\$ -	
	Rooftop HVAC Upgrade	147510	2	\$ 12,500.00	\$ 12,500.00	\$ -	\$ -	
	Security Equipment	147511		\$ 5,000.00	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
73-11	<u>OSAGE HILLS TOTAL</u>			\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	

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**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Funding Program (CFP)**

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-12	PARKVIEW TERRACE TOTAL			\$ 363,000.00	\$ 254,990.94	\$ 62,677.08	\$ 14,406.04	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 19,800.00	\$ 9,321.43	\$ 1,328.57	\$ 1,328.57	
	Paving / Parking	145002	600	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	1165	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Gas Line Meter Install	145007	1	\$ 5,000.00	\$ 4,521.43	\$ 1,328.57	\$ 1,328.57	
	Dumpster Enclosures	145008		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010		\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 338,200.00	\$ 245,669.51	\$ 61,348.51	\$ 13,077.47	
	Roofing	146004	6	\$ 31,250.00	\$ 31,250.00	\$ -	\$ -	
	Floor Tiles	146005	17	\$ 50,000.00	\$ 50,000.00	\$ 3,879.00	\$ 3,879.00	
	Entry Doors	146006	30	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	
	Termite Treatment	146007		\$ -	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008	33	\$ 65,000.00	\$ 146.60	\$ 146.60	\$ 146.60	
	Air Conditioning	146010		\$ -	\$ -	\$ -	\$ -	
	Heaters	146010	24	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Hot Water Tanks	146011		\$ -	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013	33	\$ 85,000.00	\$ 57,322.91	\$ 57,322.91	\$ 9,051.87	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
	Porch Lighting	146015	113	\$ 16,950.00	\$ 16,950.00	\$ -	\$ -	
	Silcock Installation	146016		\$ -	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 5,000.00	\$ -	\$ -	\$ -	
	Security Equipment	147511		\$ 5,000.00	\$ -	\$ -	\$ -	

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**Annual Statement /
Performance and Evaluation Report**

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

**Part II: Supporting Pages
Capital Funding Program (CFP)**

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-13	LAFORTUNE TOWER TOTAL			\$ 350,000.00	\$ 485,787.52	\$ 33,955.41	\$ 33,955.41	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 109,000.00	\$ 110,278.57	\$ 5,628.57	\$ 5,628.57	
	Parking & Paving	145002	500	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	
	Drainage/Site Improvements	145003	1100	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	
	Gas Sytem Upgrade	145007	1	\$ 5,000.00	\$ 6,278.57	\$ 5,628.57	\$ 5,628.57	
	Dumpster Enclosure	145008	2	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	
	Masonry Fence Repair/replacement	145006	1500	\$ 77,000.00	\$ 77,000.00	\$ -	\$ -	
	Landscaping	145011	2630	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Irrigation system	145012		\$ -	\$ -	\$ -	\$ -	
	Signage	145015	1	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 76,000.00	\$ 26,000.00	\$ -	\$ -	
	Corridor Floor Tile	146005		\$ -	\$ -	\$ -	\$ -	
	Brick/ Tuckpointing	146006		\$ -	\$ -	\$ -	\$ -	
	Cottages Hot Water Tank Replacement	146011		\$ -	\$ -	\$ -	\$ -	
	Corridor/Laundry Painting	146012		\$ -	\$ -	\$ -	\$ -	
	Stairwell Painting	146012		\$ -	\$ -	\$ -	\$ -	
	Corridor Walls & Ceilings Upgrade	146012		\$ -	\$ -	\$ -	\$ -	
	Kitchen Cabinets	146013	11	\$ 50,000.00	\$ -	\$ -	\$ -	
	Replace Exit & Corridor lighting	146015	11	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	
	1st floor window glazing replacement	146019		\$ -	\$ -	\$ -	\$ -	
	Basement Elevator	146020	1	\$ 18,000.00	\$ 18,000.00	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465		\$ 165,000.00	\$ 349,508.95	\$ 28,326.84	\$ 28,326.84	
	Security Equipment	147511	2	\$ 5,000.00	\$ 5,000.00	\$ 1,625.21	\$ 1,625.21	
	Domestic Water Piping	146511	20	\$ 120,000.00	\$ 299,000.00	\$ -	\$ -	
	Cooling Tower Upgrade	146509	1	\$ -	\$ 5,508.95	\$ 5,508.95	\$ 5,508.95	
	Fire System Upgrtade	146512	1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Compactor	146513	1	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	Tower Diffuser	146514	1	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
	Roof Vents	146515	2	\$ 10,000.00	\$ 10,000.00	\$ 6,192.68	\$ 6,192.68	

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Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-17	SOUTH HAVEN MANOR TOTAL			\$ 211,800.00	\$ 471,000.00	\$ 341,745.00	\$ 216,586.37	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 19,800.00	\$ 14,800.00	\$ 4,920.00	\$ 4,920.00	
	Paving / Parking	145002	600	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	1165	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Fencing - Creek & Playground	145004		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009	2	\$ 10,000.00	\$ 10,000.00	\$ 4,920.00	\$ 4,920.00	
	Water meter can & Valve replacment	145010		\$ -	\$ -	\$ -	\$ -	
	Landscaping	145011		\$ 5,000.00	\$ -	\$ -	\$ -	
	Signage	145015		\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 178,000.00	\$ 448,000.00	\$ 333,325.00	\$ 211,666.37	
	Roofing	146004	20	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Floor Tiles	146005	17	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Termite Treatment	146007		\$ -	\$ -	\$ -	\$ -	
	Heating	146010	24	\$ 48,000.00	\$ 48,000.00	\$ 33,325.00	\$ 33,325.00	
	Hot Water Tank Replacement	146011	0	\$ -	\$ -	\$ -	\$ -	
	Kitchen Cabinets	146013	101	\$ -	\$ 300,000.00	\$ 300,000.00	\$ 178,341.37	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
	Porch Lighting	146015		\$ -	\$ -	\$ -	\$ -	
	Sillcocks	146016		\$ -	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017		\$ -	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 14,000.00	\$ 8,200.00	\$ 3,500.00	\$ -	
	RoofTop HVAC Upgrade	147510	1	\$ 9,000.00	\$ 8,200.00	\$ -	\$ -	
	Security Equipment	147511		\$ 5,000.00	\$ -	\$ -	\$ -	

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Signature of Executive Director and Date

form HUD-52837 (01/05/95)

**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Funding Program (CFP)**

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-18	<u>EAST CENTRAL VILLAGE TOTAL</u>			\$ 285,300.00	\$ 230,838.87	\$ 3,500.00	\$ -	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 23,800.00	\$ 13,800.00	\$ -	\$ -	
	Paving / Parking	145002	600	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	1165	\$ 2,400.00	\$ 2,400.00	\$ -	\$ -	
	Fencing	145004		\$ -	\$ -	\$ -	\$ -	
	Dumpster Enclosures	145008		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010		\$ -	\$ -	\$ -	\$ -	
	Office Landscaping	145011	2630	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Signage	145015	2	\$ 4,000.00	\$ 4,000.00	\$ -	\$ -	
						\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 244,000.00	\$ 204,538.87	\$ 3,500.00	\$ -	
	Windows / Screens	146001	14	\$ 25,800.00	\$ 25,800.00	\$ 3,500.00	\$ -	
	Siding & Trim	146002	14	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	Floor Tiles	146005	17	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	
	Entry Doors	146006	14	\$ 14,500.00	\$ 14,500.00	\$ -	\$ -	
	Termite Treatment	146007		\$ -	\$ -	\$ -	\$ -	
	Bathroom Remodel	146008		\$ 50,000.00	\$ -	\$ -	\$ -	
	Interior Renovation	146012	42		\$ 82,157.87	\$ -	\$ -	
	Kitchen Renovations	146013		\$ 62,500.00	\$ -	\$ -	\$ -	
	Gutter Installation	146014	\$ 18.00		\$ 22,081.00	\$ -	\$ -	
	Porch Lighting	146015		\$ -	\$ -	\$ -	\$ -	
	<u>NON DWELLING EQUIPMENT</u>	1475		\$ 17,500.00	\$ 12,500.00	\$ -	\$ -	
	HVAC Upgrade	147510	2	\$ 12,500.00	\$ 12,500.00	\$ -	\$ -	
	Security Equipment	147511		\$ 5,000.00	\$ -	\$ -	\$ -	

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

Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Funding Program (CFP)**

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

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
form HUD-52837 (01/05/95)								
73-19	SCATTERED SITE TOTAL			\$ 294,100.00	\$ 294,100.00	\$ 180,639.71	\$ 180,639.71	
	SITE IMPROVEMENTS	1450		\$ 30,000.00	\$ 30,000.00	\$ 750.00	\$ 750.00	
	Paving / Parking	145002	2500	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
	Drainage / Site Improvements	145003	4760	\$ 10,000.00	\$ 10,000.00	\$ 750.00	\$ 750.00	
	Fencing	145004	600	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 264,100.00	\$ 264,100.00	\$ 179,889.71	\$ 179,889.71	
	Windows / Screens	146001	20	\$ 27,600.00	\$ 17,600.00	\$ -	\$ -	
	Siding & Trim	146002	20	\$ 65,000.00	\$ 107,586.00	\$ 107,586.00	\$ 107,586.00	
	Replace Roofing	146004	20	\$ 31,500.00	\$ 8,914.00	\$ -	\$ -	
	Entry Doors	146006	20	\$ 20,000.00	\$ 10,000.00	\$ -	\$ -	
	Termite Treatment	146007		\$ -	\$ -	\$ -	\$ -	
	HVAC Installation	146010	20	\$ 90,000.00	\$ 47,696.29	\$ -	\$ -	
	Electrical Upgrade	146017	20	\$ 30,000.00	\$ 72,303.71	\$ 72,303.71	\$ 72,303.71	
	CONTINGENCY			\$ 78,358.00	\$ 69,718.00	\$ 69,718.00	\$ 69,718.00	
	Work Items			\$ 4,364,050.00	\$ 4,227,639.95	\$ 2,165,688.09	\$ 1,634,724.71	
	TOTAL BUDGET			\$ 4,442,408.00	\$ 4,297,357.95	\$ 2,235,406.09	\$ 1,704,442.71	

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

Signature of Executive Director and Date

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

2002

Performance and Evaluation Report

Part III: Implementation Schedule
Capital Funding Program (CFP)

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-00	9/30/2004			9/30/2006			
73-03	9/30/2004			9/30/2006			
73-04	9/30/2004			9/30/2006			
73-05	9/30/2004			9/30/2006			
73-06	9/30/2004			9/30/2006			
73-07	9/30/2004			9/30/2006			
73-08	9/30/2004			9/30/2006			
73-10	9/30/2004			9/30/2006			
73-11	9/30/2004			9/30/2006			
73-12	9/30/2004			9/30/2006			
73-13	9/30/2004			9/30/2006			
73-17	9/30/2004			9/30/2006			
73-18	9/30/2004			9/30/2006			
73-19	9/30/2004			9/30/2006			

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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

²To be completed for the Performance and Evaluation Report.

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

PHA Name: Housing Authority of the City of Tulsa Tulsa, Oklahoma	Grant Type & Number <input type="checkbox"/> Capital Fund Program, Grant No: _____ <input checked="" type="checkbox"/> Replacement Housing Factor Grant No OK56R07350102	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement No. 1
 Performance and Evaluation Report for Period Ending: **12/31/03** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operating Expenses	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -
	Management Improvements Hard Costs	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$ 28,623.00	\$ 28,623.00	\$ 14,923.14	\$ 14,923.14
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant (Sum Of Lines 1-19)	\$ 28,623.00	\$ 28,623.00	\$ 14,923.14	\$ 14,923.14
	Amount of line 20 related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 related to Security - Soft Costs				
	Amount of line 20 related to Security - Hard Costs				
	Amount of line 20 related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

Part II: Supporting Pages

Development Number/Name / HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
H/A WIDE ACTIVITIES	<u>OPERATING EXPENSES</u>	1406		\$ -	\$ -			
				\$ -	\$ -			
	<u>MANAGEMENT IMPROVEMENTS</u>	1408		\$ -	\$ -	\$ -	\$ -	
	<u>MANAGEMENT IMPROV. SOFT COST</u>			\$ -	\$ -	\$ -	\$ -	
	Security	140802		\$ -	\$ -			
	Salaries	140803		\$ -	\$ -			
	Staff Training	140805		\$ -	\$ -			
	Computer Software	140806		\$ -	\$ -			
	Facility Officers	140808		\$ -	\$ -			
	<u>MANAGEMENT IMPROV. HARD COST</u>			\$ -	\$ -	\$ -	\$ -	
	<u>ADMINISTRATION</u>	1410		\$ -	\$ -	\$ -	\$ -	
	Salaries - NonTechnical	141001		\$ -	\$ -			
	Salaries - Technical	141002		\$ -	\$ -			
	Benefits	141003		\$ -	\$ -			
	Sundry Admin Costs	141019		\$ -	\$ -			
	<u>FEES AND COSTS</u>	1430		\$ -	\$ -	\$ -	\$ -	
	A/E Fees	143001		\$ -	\$ -			
	Consulting Fees	143002		\$ -	\$ -			
	<u>DWELLING EQUIPMENT</u>	1465		\$ -	\$ -	\$ -	\$ -	
	Replace A/C Units	146504		\$ -	\$ -			
<u>NONDWELLING EQUIPMENT</u>	1475		\$ -	\$ -	\$ -	\$ -		
Computer Hardware	147501		\$ -	\$ -				
Copy Machine			\$ -	\$ -				
Vehicle Replacement	147507		\$ -	\$ -				
73-19	<u>SCATTERED SITE TOTAL</u>			\$ 28,623.00	\$ 28,623.00	\$ 14,923.14	\$ 14,923.14	
	<u>SITE IMPROVEMENTS</u>	1450		\$ -	\$ -	\$ -	\$ -	

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

Part II: Supporting Pages

Development Number/Name / HA-Wide Activities	General Description of Major Work Categories		Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	<u>DWELLING STRUCTURES</u>		1460		\$ -	\$ -	\$ -	\$ -	
	<u>DEVELOPMENT ACTIVITIES</u>		1499		\$ 28,623.00	\$ 28,623.00	\$ 14,923.14	\$ 14,923.14	
	Development of Replacement Housing				\$ 28,623.00	\$ 28,623.00	14,923.14	14,923.14	
	CONTINGENCY								
	TOTAL BUDGET				\$ 28,623.00	\$ 28,623.00	\$ 14,923.14	\$ 14,923.14	

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

2000 RHF Revision 1

Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-19 Scattered Sites	9/30/2004			9/30/2006			

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

PHA Name: Housing Authority of the City of Tulsa Tulsa, Oklahoma	Grant Type & Number <input checked="" type="checkbox"/> Capital Fund Program, Grant No OK56P07350101 <input type="checkbox"/> Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement No. 3
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1408 Management Improvements	\$ 520,850.00	\$ 476,602.42	\$ 476,602.42	\$ 436,621.73
2a	1406 Operating Expenses	\$ -	\$ -	\$ -	\$ -
3	1410 Administration	\$ 382,000.00	\$ 394,175.16	\$ 394,175.16	\$ 394,174.98
4	1411 Audit	\$ -	\$ -	\$ -	\$ -
5	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
6	1430 Fees and Costs	\$ 25,000.00	\$ 8,010.50	\$ 8,010.50	\$ 7,735.50
7	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
8	1450 Site Improvement	\$ 634,350.00	\$ 426,898.06	\$ 425,405.62	\$ 413,671.19
9	1460 Dwelling Structures	\$ 2,243,590.00	\$ 2,824,104.65	\$ 2,824,104.65	\$ 2,814,380.01
10	1465.1 Dwelling Equipment-Nonexpendable	\$ 305,300.00	\$ 78,463.47	\$ 78,463.47	\$ 78,463.47
11	1470 Nondwelling Structures	\$ 79,500.00	\$ 379,027.12	\$ 379,027.12	\$ 339,701.22
12	1475 Nondwelling Equipment	\$ 287,100.00	\$ 109,044.62	\$ 108,986.86	\$ 78,745.91
13	1485 Demolition	\$ -	\$ -	\$ -	\$ -
14	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
17	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
18	1501 Collateralization or Debt Service	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 16)	\$ 218,636.00	\$ -	\$ -	\$ -
20	Amount of Annual Grant (Sum Of Lines 2-15)	\$ 4,696,326.00	\$ 4,696,326.00	\$ 4,694,775.80	\$ 4,563,494.01
21	Amount of line 16 related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 16 Related to Section 504 Compliance	\$ 132,000.00	\$ -	\$ -	\$ -
23	Amount of line 16 related to Security	\$ 936,070.00	\$ -	\$ -	\$ -
24	Amount of line 16 related to Energy Conservation Measures	\$ 1,274,580.00	\$ -	\$ -	\$ -

**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (2001 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
H/A WIDE ACTIVITIES	OPERATING EXPENSES	1406		\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	MANAGEMENT IMPROVEMENTS	1408		\$ 520,850.00	\$ 476,602.42	\$ 476,602.42	\$ 436,621.73	
	Salaries	419103		\$ 141,750.00	\$ 141,750.00	\$ 141,750.00	\$ 101,769.31	
	Security	419102		\$ 126,750.00	\$ 126,750.00	\$ 126,750.00	\$ 126,750.00	
	Staff Training	419105		\$ 9,500.00	\$ 9,924.89	\$ 9,924.89	\$ 9,924.89	
	Computer Software	419106		\$ 14,000.00	\$ 24,927.53	\$ 24,927.53	\$ 24,927.53	
	Facility Officers	419108		\$ 173,250.00	\$ 173,250.00	\$ 173,250.00	\$ 173,250.00	
	Management Improvement Trainer	419109		\$ 55,600.00	\$ -	\$ -	\$ -	
	ADMINISTRATION	1410		\$ 382,000.00	\$ 394,175.16	\$ 394,175.16	\$ 394,174.98	
	Non-Technical Salaries	141001		\$ 48,000.00	\$ 30,150.20	\$ 30,150.20	\$ 30,150.20	
	Technical Salaries	141002		\$ 252,000.00	\$ 275,231.09	\$ 275,231.09	\$ 275,231.09	
	Benefits	141009		\$ 72,000.00	\$ 66,553.68	\$ 66,553.68	\$ 66,553.68	
	Sundry Admin Costs	141019		\$ 10,000.00	\$ 22,240.19	\$ 22,240.19	\$ 22,240.01	
	FEES AND COSTS	1430		\$ 25,000.00	\$ 8,010.50	\$ 8,010.50	\$ 7,735.50	
A/E Fees	143001		\$ 25,000.00	\$ 1,318.50	\$ 1,318.50	\$ 1,318.50		
Consultant Fees	143002		\$ -	\$ 6,692.00	\$ 6,692.00	\$ 6,417.00		
73-00	CENTRAL OFFICE			\$ 408,100.00	\$ 195,911.51	\$ 195,853.75	\$ 163,692.04	
	SITE IMPROVEMENTS	1450		\$ 22,500.00	\$ 416.59	\$ 416.59	\$ 403.73	504 / UFAS
	Parking & Paving	145002		\$ 22,500.00	\$ 416.59	\$ 416.59	\$ 403.73	
	DWELLING EQUIPMENT	1465		\$ 95,000.00	\$ 62,946.50	\$ 62,946.50	\$ 62,946.50	
	Ranges & Refrigerators	146503		\$ 75,000.00	\$ 57,394.50	\$ 57,394.50	\$ 57,394.50	
	Replacement Window A/C Units	146504		\$ 20,000.00	\$ 5,552.00	\$ 5,552.00	\$ 5,552.00	
	NON DWELLING STRUCTURES	1470		\$ 79,500.00	\$ 23,503.80	\$ 23,503.80	\$ 21,595.90	02-081-9999
	Roof Replacement	147001		\$ -	\$ -	\$ -	\$ -	
	Rooftop HVAC	147002	2	\$ 12,500.00	\$ -	\$ -	\$ -	
	Corridor Carpet Replacement	147003		\$ 7,000.00	\$ -	\$ -	\$ -	
	Central Maintenance Facility Renovation	147005		\$ 60,000.00	\$ 23,503.80	\$ 23,503.80	\$ 21,595.90	
	NONDWELLING EQUIPMENT	1475		\$ 233,600.00	\$ 109,044.62	\$ 108,986.86	\$ 78,745.91	
	Computer Hardware	147501		\$ 27,000.00	\$ 42,725.00	\$ 42,667.24	\$ 42,667.24	
	Copiers	147502	6	\$ 50,000.00	\$ 34,275.00	\$ 34,275.00	\$ 34,275.00	
	Printers	147503	7	\$ 12,600.00	\$ -	\$ -	\$ -	
	TV/VCR	147504		\$ -	\$ -	\$ -	\$ -	
	Office Furniture	147505		\$ -	\$ -	\$ -	\$ -	
	Office signage	147506		\$ -	\$ 179.67	\$ 179.67	\$ 179.67	
	Vehicle Replacement	147507	6	\$ 144,000.00	\$ 31,864.95	\$ 31,864.95	\$ 1,624.00	

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

Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (2001 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-01	<u>TOTAL SEMINOLE HILLS</u>			\$ 2,400.00	\$ 13,590.51	\$ 13,590.51	\$ 13,590.51	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 2,400.00	\$ 421.51	\$ 421.51	\$ 421.51	
	Parking & Paving	145002	105	\$ 2,400.00	\$ 421.51	\$ 421.51	\$ 421.51	
	Drainage/Site Improvements	145003		\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ -	\$ -	\$ -	\$ -	
	Exterior Painting	146003		\$ -	\$ -	\$ -	\$ -	
	<u>NON DWELLING STRUCTURES</u>	1470		\$ -	\$ 13,169.00	\$ 13,169.00	\$ 13,169.00	
	Security and Fire Protection	147012	1 office	\$ -	\$ 13,169.00	\$ 13,169.00	\$ 13,169.00	
73-03	<u>TOTAL COMANCHE PARK</u>			\$ 181,050.00	\$ 90,849.47	\$ 90,849.47	\$ 90,849.47	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 58,400.00	\$ 59,962.07	\$ 59,962.07	\$ 59,962.07	
	Parking & Paving	145002	255	\$ 2,400.00	\$ 1,026.52	\$ 1,026.52	\$ 1,026.52	
	Drainage/Site Improvements	145003	105	\$ -	\$ 202.50	\$ 202.50	\$ 202.50	
	Sewer Line Replacement	145005	150'	\$ 14,000.00	\$ -	\$ -	\$ -	
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 2,752.20	\$ 2,752.20	\$ 2,752.20	
	Dumpster Enclosures	145008		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009	3	\$ 17,000.00	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010	80	\$ 20,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011		\$ -	\$ 42,105.00	\$ 42,105.00	\$ 42,105.00	02-078-9999
	Exterior Lighting Upgrade	145014	10	\$ -	\$ 11,120.29	\$ 11,120.29	\$ 11,120.29	
	Site Signage	145015	1	\$ -	\$ 2,755.56	\$ 2,755.56	\$ 2,755.56	
	<u>DWELLING STRUCTURES</u>	1460		\$ 122,650.00	\$ -	\$ -	\$ -	
	Exterior Painting	146003		\$ 60,000.00	\$ -	\$ -	\$ -	
	Termite Treatment	146007		\$ 10,000.00	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008		\$ -	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013		\$ -	\$ -	\$ -	\$ -	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
	Exterior porch lighting	146015	135	\$ 20,250.00	\$ -	\$ -	\$ -	
	Sillcocks	146016	150	\$ 11,250.00	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017		\$ -	\$ -	\$ -	\$ -	
	Balcony Repair	146018		\$ 21,150.00	\$ -	\$ -	\$ -	
	<u>NON DWELLING STRUCTURES</u>	1470		\$ -	\$ 30,887.40	\$ 30,887.40	\$ 30,887.40	
	Roof Top HVAC Replacment	147002	4	\$ 13,000.00	\$ 20,132.40	\$ 20,132.40	\$ 20,132.40	Denson Heat and Air
	Security & Fire Protection	147012	1	\$ -	\$ 10,755.00	\$ 10,755.00	\$ 10,755.00	

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

Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (2001 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-04	<u>PIONEER PLAZA TOTAL</u>			\$ 193,000.00	\$ 128,588.26	\$ 128,588.26	\$ 126,754.26	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 26,000.00	\$ 32,755.56	\$ 32,755.56	\$ 32,755.56	
	Fence replacement & piercing	145004	600	\$ 24,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	Fence & Brick columns
	Signage	145015	1	\$ 2,000.00	\$ 2,755.56	\$ 2,755.56	\$ 2,755.56	
	<u>NON DWELLING STRUCTURES</u>	1470		\$ 92,000.00	\$ 21,682.30	\$ 21,682.30	\$ 19,848.30	
	Emergency Generator	147006	1	\$ -	\$ 7,546.00	\$ 7,546.00	\$ 7,546.00	
	Lobby HVAC System	147013	1	\$ 69,000.00	\$ 10,222.30	\$ 10,222.30	\$ 10,222.30	Marrow Mechanical FEI
	Dryer Vent Upgrades	147014		\$ -	\$ -	\$ -	\$ -	
	Roof Exhaust Vents	147010	2	\$ 18,000.00	\$ 2,080.00	\$ 2,080.00	\$ 2,080.00	02-84-9999
	Security & Fire Protection	147012	20%	\$ 5,000.00	\$ 1,834.00	\$ 1,834.00	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 75,000.00	\$ 74,150.40	\$ 74,150.40	\$ 74,150.40	
	Roof Replacement	146004		\$ 75,000.00	\$ -	\$ -	\$ -	
	Elevator Lobby Floor Tile Replacement	146005		\$ -	\$ -	\$ -	\$ -	
	Interior Renovation/coridor	146012	11	\$ -	\$ 74,150.40	\$ 74,150.40	\$ 74,150.40	
73-05	<u>TOTAL APACHE MANOR</u>			\$ 56,150.00	\$ 305,197.32	\$ 305,197.32	\$ 303,375.75	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 34,900.00	\$ 80,374.51	\$ 80,374.51	\$ 78,552.94	
	Paving / Parking	145002	90	\$ 2,400.00	\$ 375.84	\$ 375.84	\$ 375.84	
	Drainage / Site Improvements	145003	3750	\$ 7,500.00	\$ 7,118.22	\$ 7,118.22	\$ 7,118.22	
	Sewer Line Replacement	145005	200'	\$ -	\$ 24,940.00	\$ 24,940.00	\$ 24,940.00	
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 2,752.20	\$ 2,752.20	\$ 2,752.20	prc
	Dumpster Enclosures	145008		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009		\$ -	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010	40	\$ 10,000.00	\$ -	\$ -	\$ -	
	Landscaping	145011	18631	\$ 10,000.00	\$ 39,126.00	\$ 39,126.00	\$ 39,126.00	02-078-9999
	Exterior Lighting Upgrade	145014	3	\$ -	\$ 3,306.69	\$ 3,306.69	\$ 1,485.12	
	Site Signage	145015	1	\$ -	\$ 2,755.56	\$ 2,755.56	\$ 2,755.56	
	<u>NONDWELLING STRUCTURES</u>	1470		\$ -	\$ 7,310.00	\$ 7,310.00	\$ 7,310.00	
	Security & Fire Protection	147012	1	\$ -	\$ 7,310.00	\$ 7,310.00	\$ 7,310.00	
	<u>DWELLING STRUCTURES</u>	1460		\$ 21,250.00	\$ 217,512.81	\$ 217,512.81	\$ 217,512.81	
	Siding & Trim	146002		\$ -	\$ -	\$ -	\$ -	
	Roofing	146004		\$ -	\$ -	\$ -	\$ -	
	Termite Treatment	146007		\$ 10,000.00	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008	1	\$ -	\$ 194.65	\$ 194.65	\$ 194.65	
	Heater Replacement	146010	1	\$ -	\$ 1,959.82	\$ 1,959.82	\$ 1,959.82	Do All Change order #1
	Replace Hot Water Tanks	146011		\$ -	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013	75	\$ -	\$ 215,358.34	\$ 215,358.34	\$ 215,358.34	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
	Sillcocks	146016	150	\$ 11,250.00	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017		\$ -	\$ -	\$ -	\$ -	

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**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (2001 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
				Page 4 of 12				form HUD-52837 (01/05/95)
73-06	TOTAL MOHAWK MANOR			\$ 176,560.00	\$ 273,273.17	\$ 272,973.17	\$ 267,733.17	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 82,000.00	\$ 40,322.60	\$ 40,022.60	\$ 40,022.60	
	Paving / Parking	145002	50	\$ 63,000.00	\$ 223.63	\$ 223.63	\$ 223.63	
	Drainage / Site Improvements	145003	100	\$ -	\$ 135.00	\$ 135.00	\$ 135.00	
	Wrought Iron & Chain Link Fencing	145004	550	\$ -	\$ 29,680.00	\$ 29,380.00	\$ 29,380.00	
	Brick replacement & Tuckpointing	145006		\$ 3,000.00	\$ -	\$ -	\$ -	
	Dumpster Enclosures	145008		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010		\$ 6,000.00	\$ -	\$ -	\$ -	
	Exterior Lighting Upgrade	145014	7	\$ -	\$ 7,528.41	\$ 7,528.41	\$ 7,528.41	
	Site Signage	145015	1	\$ -	\$ 2,755.56	\$ 2,755.56	\$ 2,755.56	
	<u>NON DWELLING STRUCTURES</u>	1470		\$ -	\$ 5,240.00	\$ 5,240.00	\$ -	
	Security & Fire Protection	147012	1	\$ -	\$ 5,240.00	\$ 5,240.00	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 94,560.00	\$ 227,710.57	\$ 227,710.57	\$ 227,710.57	
	Siding & Trim	146002		\$ -	\$ -	\$ -	\$ -	
	Painting	146003		\$ -	\$ -	\$ -	\$ -	
	Screen Doors	146006	38	\$ 10,260.00	\$ 8,378.48	\$ 8,378.48	\$ 8,378.48	ami
	Termite Treatment	146007		\$ 10,000.00	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008		\$ -	\$ -	\$ -	\$ -	
	Heater Replacement	146010	40	\$ 58,300.00	\$ 73,000.00	\$ 73,000.00	\$ 73,000.00	
	Hot Water Tank Replacement	146011		\$ -	\$ -	\$ -	\$ -	
	Interior Renovations	146012	75	\$ -	\$ 146,332.09	\$ 146,332.09	\$ 146,332.09	Forced Acct
	Porch lighting	146015	106	\$ 16,000.00	\$ -	\$ -	\$ -	
	Sillcocks	146016	150	\$ -	\$ -	\$ -	\$ -	
73-07	TOTAL HEWGLEY TERRACE			\$ 134,000.00	\$ 116,082.03	\$ 116,082.03	\$ 114,248.03	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 37,000.00	\$ 7,485.56	\$ 7,485.56	\$ 7,485.56	
	Parking & Paving	145002		\$ 35,000.00	\$ -	\$ -	\$ -	
	Drainage/Site Improvements	145003	1	\$ -	\$ 4,730.00	\$ 4,730.00	\$ 4,730.00	SCS Pwr Washing
	Signage	145015	1	\$ 2,000.00	\$ 2,755.56	\$ 2,755.56	\$ 2,755.56	
	<u>DWELLING STRUCTURES</u>	1460		\$ 50,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
	Roof Replacement	146004		\$ 35,000.00	\$ -	\$ -	\$ -	
	Bath Renovations	146011	15	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
	Kitchen Cabinets	146013		\$ -	\$ -	\$ -	\$ -	
	<u>NON DWELLING STRUCTURES</u>	1470		\$ 47,000.00	\$ 93,596.47	\$ 93,596.47	\$ 91,762.47	
	Surveillance Equipment	147015	1bldg	\$ -	\$ 80,250.80	\$ 80,250.80	\$ 80,250.80	02-076-2519
	Piping Insulation Replacement	147008	1	\$ 4,000.00	\$ 490.00	\$ 490.00	\$ 490.00	02-86-9999
	Trash Chute Repair	147004	1	\$ 3,000.00	\$ 2,820.00	\$ 2,820.00	\$ 2,820.00	02-84-9999
	Emergency Generator	147006	1	\$ 35,000.00	\$ 6,470.00	\$ 6,470.00	\$ 6,470.00	
	Exhaust Vents	147010	1	\$ -	\$ 700.00	\$ 700.00	\$ 700.00	
	Security & Fire Protection	147012	1	\$ 5,000.00	\$ 2,865.67	\$ 2,865.67	\$ 1,031.67	

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**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (2001 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-08	<u>TOTAL RIVERVIEW PARK</u>			\$ 581,650.00	\$ 365,836.74	\$ 365,836.74	\$ 357,747.02	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 141,000.00	\$ 60,312.76	\$ 60,312.76	\$ 60,312.76	
	Paving / Parking	145002	100	\$ 77,000.00	\$ 375.84	\$ 375.84	\$ 375.84	
	Drainage / Site Improvements	145003	4200	\$ -	\$ 7,968.24	\$ 7,968.24	\$ 7,968.24	
	Sewer Line Replacment	145005	250'	\$ 40,000.00	\$ 42,781.00	\$ 42,781.00	\$ 42,781.00	
	Dumpster Enclosures	145008		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009	3	\$ 15,000.00	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010		\$ 9,000.00	\$ -	\$ -	\$ -	
	Office Landscaping	145011		\$ -	\$ -	\$ -	\$ -	
	Bus Shelter	145012	1	\$ -	\$ -	\$ -	\$ -	
	Exterior Lighting Upgrade	145014	6		\$ 6,432.13	\$ 6,432.13	\$ 6,432.13	
	Site Signage	145015	1		\$ 2,755.55	\$ 2,755.55	\$ 2,755.55	
	<u>DWELLING STRUCTURES</u>	1460		\$ 440,650.00	\$ 298,019.98	\$ 298,019.98	\$ 297,434.26	
	Windows & Screens	146001	41	\$ 60,885.00	\$ 73,958.40	\$ 73,958.40	\$ 73,958.40	ami+CO#1
	Siding & Trim	146002	41	\$ 115,825.00	\$ 37,863.07	\$ 37,863.07	\$ 37,828.47	ami
	Painting	146003	41	\$ -	\$ 24,278.61	\$ 24,278.61	\$ 24,278.61	ami
	Roofing	146004	1	\$ -	\$ 4,545.48	\$ 4,545.48	\$ 4,545.48	ami
	Entry Doors	146006	41	\$ 50,840.00	\$ 34,294.31	\$ 34,294.31	\$ 33,743.19	ami
	Termite Treatment	146007		\$ 10,000.00	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008		\$ 65,000.00	\$ -	\$ -	\$ -	
	Heater Replacement	146010	1	\$ -	\$ 678.60	\$ 678.60	\$ 678.60	co DO ALL
	Hot Water Tank Replacement	146011	38	\$ 19,000.00	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013	45	\$ 85,000.00	\$ 119,451.91	\$ 119,451.91	\$ 119,451.91	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
	Porch Lighting	146015	190	\$ 28,500.00	\$ 2,949.60	\$ 2,949.60	\$ 2,949.60	ami
	Sillcocks	146016	75	\$ 5,600.00	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017		\$ -	\$ -	\$ -	\$ -	
	<u>NON DWELLING STRUCTURES</u>	1470		\$ -	\$ 7,504.00	\$ 7,504.00	\$ -	
	Security & Fire Protection	147012	1	\$ -	\$ 7,504.00	\$ 7,504.00	\$ -	

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Part II: Supporting Pages
Capital Funding Program (2001 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-10	<u>SANDY PARK TOTAL</u>			\$ 226,070.00	\$ 636,386.97	\$ 636,386.97	\$ 627,280.66	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 36,850.00	\$ 10,931.21	\$ 10,931.21	\$ 10,931.21	
	Paving / Parking	145002	120	\$ 2,400.00	\$ 471.50	\$ 471.50	\$ 471.50	
	Drainage / Site Improvements	145003	160	\$ -	\$ 303.75	\$ 303.75	\$ 303.75	
	West Chain Link Fencing	145004		\$ -	\$ -	\$ -	\$ -	
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	prc
	Dumpster Enclosures	145008		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009	4	\$ 20,000.00	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010	18 bldg	\$ 8,250.00	\$ -	\$ -	\$ -	
	Office & Entry Landscaping	145011		\$ -	\$ -	\$ -	\$ -	
	Exterior Lighting Upgrade	145014	6	\$ -	\$ 6,100.41	\$ 6,100.41	\$ 6,100.41	
	Signage	145015	1	\$ 1,200.00	\$ 2,755.55	\$ 2,755.55	\$ 2,755.55	
	<u>DWELLING STRUCTURES</u>	1460		\$ 189,220.00	\$ 619,722.76	\$ 619,722.76	\$ 616,349.45	
	Windows & Screens	146001	38	\$ 22,000.00	\$ -	\$ -	\$ -	ami
	Siding & Trim	146002	38	\$ 19,000.00	\$ 151,714.85	\$ 151,714.85	\$ 149,808.05	ami, vista
	Roofing	146004	38	\$ 76,000.00	\$ 126,038.35	\$ 126,038.35	\$ 126,038.35	ami
	Entry Doors	146006	38	\$ 47,120.00	\$ 51,775.16	\$ 51,775.16	\$ 50,308.65	ami
	Termite Treatment	146007		\$ -	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008		\$ -	\$ -	\$ -	\$ -	
	Heating	146010		\$ -	\$ -	\$ -	\$ -	
	Hot water tank replacement	146011		\$ -	\$ -	\$ -	\$ -	
	Interior Renovations	146012	191	\$ -	\$ 286,594.40	\$ 286,594.40	\$ 286,594.40	Forced Account
	Kitchen Renovations	146013		\$ -	\$ -	\$ -	\$ -	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
	Porch Lighting	146015	50	\$ 5,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	ami
	Sillcocks	146016	75	\$ 19,500.00	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017		\$ -	\$ -	\$ -	\$ -	
	<u>NON DWELLING STRUCTURES</u>	1470		\$ -	\$ 5,733.00	\$ 5,733.00	\$ -	
	Security & Fire Protection	147012	1	\$ -	\$ 5,733.00	\$ 5,733.00	\$ -	
73-11	<u>OSAGE HILLS TOTAL</u>			\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-12	<u>PARKVIEW TERRACE TOTAL</u>			\$ 337,850.00	\$ 316,550.43	\$ 316,550.43	\$ 315,707.69	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 38,400.00	\$ 10,529.91	\$ 10,529.91	\$ 10,529.91	
	Paving / Parking	145002		\$ 2,400.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003	1	\$ -	\$ 67.50	\$ 67.50	\$ 67.50	prc
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	
	Dumpster Enclosures	145008		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009	2	\$ 10,000.00	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010	46 bldg	\$ 21,000.00	\$ -	\$ -	\$ -	
	Bus Shelter	145012	1	\$ -	\$ 1,884.00	\$ 1,884.00	\$ 1,884.00	
	Exterior Lighting Upgrade	145014		\$ -	\$ 7,278.41	\$ 7,278.41	\$ 7,278.41	
	<u>DWELLING STRUCTURES</u>	1460		\$ 299,450.00	\$ 280,806.55	\$ 280,806.55	\$ 279,963.81	
	Roofing	146004	12	\$ 31,250.00	\$ 23,008.20	\$ 23,008.20	\$ 22,165.46	
	Floor Tiles	146005		\$ 50,000.00	\$ -	\$ -	\$ -	
	Entry Doors	146006	30	\$ 40,000.00	\$ 124,684.36	\$ 124,684.36	\$ 124,684.36	ami exterior mod,
	Termite Treatment	146007		\$ -	\$ -	\$ -	\$ -	
	Bathroom Renovations	146008		\$ 65,000.00	\$ -	\$ -	\$ -	
	Kitchen Renovations	146013	55	\$ 85,000.00	\$ 133,113.99	\$ 133,113.99	\$ 133,113.99	
	Gutter Installation	146014		\$ -	\$ -	\$ -	\$ -	
	Porch Lighting	146015	113	\$ 16,950.00	\$ -	\$ -	\$ -	
	Silcock Installation	146016	150	\$ 11,250.00	\$ -	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>	1465		\$ -	\$ 15,516.97	\$ 15,516.97	\$ 15,516.97	
	Electrical Upgrade	146508	2	\$ -	\$ 15,516.97	\$ 15,516.97	\$ 15,516.97	
	<u>NON DWELLING STRUCTURES</u>	1470		\$ -	\$ 9,697.00	\$ 9,697.00	\$ 9,697.00	
	Security & Fire Protection	147012	1	\$ -	\$ 9,697.00	\$ 9,697.00	\$ 9,697.00	

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

Part II: Supporting Pages
Capital Funding Program (2001 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-13	LAFORTUNE TOWER TOTAL			\$ 381,500.00	\$ 324,384.52	\$ 323,192.08	\$ 321,358.08	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 78,700.00	\$ 69,540.75	\$ 68,348.31	\$ 68,348.31	
	Parking & Paving	145002		\$ 47,200.00	\$ -	\$ -	\$ -	
	Gas Systems Upgrade	145007	1	\$ 5,000.00	\$ 2,252.20	\$ 2,252.20	\$ 2,252.20	prc
	Dumpster Enclosure	145008		\$ -	\$ -	\$ -	\$ -	
	Masonry Fence Repair/replacement	145006	1200	\$ 24,500.00	\$ 64,533.00	\$ 63,340.56	\$ 63,340.56	Surplus 25,967.00
	Landscaping	145011		\$ -	\$ -	\$ -	\$ -	
	Irrigation system	145012		\$ -	\$ -	\$ -	\$ -	
	Signage	145015	1	\$ 2,000.00	\$ 2,755.55	\$ 2,755.55	\$ 2,755.55	
				\$ -	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 184,500.00	\$ 111,720.48	\$ 111,720.48	\$ 111,720.48	
	Exterior Painting	146003		\$ 32,000.00	\$ -	\$ -	\$ -	
	Roof Replacement - Cottages	146004	5	\$ 30,000.00	\$ 18,250.00	\$ 18,250.00	\$ 18,250.00	
	Corridor Floor Tile	146005	30%	\$ 24,000.00	\$ -	\$ -	\$ -	
	Brick/ Tuckpointing	146006		\$ -	\$ -	\$ -	\$ -	
	Cottages Hot Water Tank Replacement	146011	7	\$ 10,000.00	\$ 3,624.00	\$ 3,624.00	\$ 3,624.00	CO Russell Mech
	Corridor/Laundry Painting	146012	30%	\$ 29,000.00	\$ -	\$ -	\$ -	
	Stairwell Painting	146012	30%	\$ 4,000.00	\$ -	\$ -	\$ -	
	Interior Renovations/corridor	146012	0%	\$ 38,000.00	\$ 89,846.48	\$ 89,846.48	\$ 89,846.48	
	Kitchen Cabinets	146013		\$ -	\$ -	\$ -	\$ -	
	Replace Exit & Corridor lighting	146015		\$ -	\$ -	\$ -	\$ -	
	1st floor window glazing replacement	146019		\$ 10,000.00	\$ -	\$ -	\$ -	
	Basement Slab Replacment	146020		\$ 7,500.00	\$ -	\$ -	\$ -	
	<u>DWELLING EQUIPMENT</u>	1470		\$ 118,300.00	\$ 143,123.29	\$ 143,123.29	\$ 141,289.29	
	Survailence Equipment	147015	1	\$ -	\$ 88,844.36	\$ 88,844.36	\$ 88,844.36	02-076-2519
	Replace sump	147007	1	\$ 800.00	\$ 1,036.00	\$ 1,036.00	\$ 1,036.00	
	Replace Piping Insulation in Boiler Room	147008	1	\$ 8,000.00	\$ 6,147.00	\$ 6,147.00	\$ 6,147.00	Asbestos Handlers, 02-84-9999 Marrow mech 02-85-9999,02-86-9999
	Upgrade Chiller	147009	3	\$ 4,500.00	\$ 44,211.93	\$ 44,211.93	\$ 44,211.93	
	Exhaust Vent	147010	1	\$ -	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	
	Domestic Water Piping	147011		\$ 100,000.00	\$ -	\$ -	\$ -	
	Security & Fire Protection	147012	1	\$ 5,000.00	\$ 1,834.00	\$ 1,834.00	\$ -	

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Office of Public and Indian Housing

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-17	SOUTH HAVEN MANOR TOTAL			\$ 200,500.00	\$ 135,688.77	\$ 135,688.77	\$ 129,192.77	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 26,000.00	\$ 8,832.27	\$ 8,832.27	\$ 8,832.27	
	Paving / Parking	145002	100	\$ 2,400.00	\$ 357.13	\$ 357.13	\$ 357.13	
	Drainage / Site Improvements	145003	1825	\$ 2,400.00	\$ 3,469.17	\$ 3,469.17	\$ 3,469.17	
	Fencing - Creek & Playground	145004		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009	2	\$ 10,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	Demo Contract 2k Magnum,
	Water meter can & Valve replacment	145010		\$ -	\$ -	\$ -	\$ -	
	Landscaping	145011		\$ 10,000.00	\$ -	\$ -	\$ -	
	Exterior Lighting Upgrade	145014	3	\$ -	\$ 3,005.97	\$ 3,005.97	\$ 3,005.97	
	Signage	145015		\$ 1,200.00	\$ -	\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 168,000.00	\$ 116,218.64	\$ 116,218.64	\$ 116,218.64	
	Roofing	146004	20	\$ 50,000.00	\$ 83,218.64	\$ 83,218.64	\$ 83,218.64	
	Termite Treatment	146007		\$ 10,000.00	\$ -	\$ -	\$ -	
	Heating	146010	30%	\$ 33,000.00	\$ 33,000.00	\$ 33,000.00	\$ 33,000.00	
	Hot Water Tank Replacement	146011	30%	\$ 15,000.00	\$ -	\$ -	\$ -	
	Gutter Installation	146014	20 bldg	\$ 30,000.00	\$ -	\$ -	\$ -	
	Porch Lighting	146015	100	\$ 15,000.00	\$ -	\$ -	\$ -	
	Sillcocks	146016	100	\$ 15,000.00	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017		\$ -	\$ -	\$ -	\$ -	
	<u>NON DWELLING STRUCTURES</u>	1470		\$ 6,500.00	\$ 10,637.86	\$ 10,637.86	\$ 4,141.86	
	Security & Fire Protection	147012	1	\$ -	\$ 6,496.00	\$ 6,496.00	\$ -	
	Roof Top HVAC Replacement	147002	1	\$ 6,500.00	\$ 4,141.86	\$ 4,141.86	\$ 4,141.86	

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

Signature of Executive Director and Date

form HUD-52837 (01/05/95)

**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (2001 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-18	<u>EAST CENTRAL VILLAGE TOTAL</u>			\$ 324,410.00	\$ 313,358.87	\$ 313,358.87	\$ 301,497.00	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 16,700.00	\$ 13,884.95	\$ 13,884.95	\$ 13,884.95	
	Paving / Parking	145002	125	\$ 2,400.00	\$ 500.68	\$ 500.68	\$ 500.68	
	Drainage / Site Improvements	145003	1086	\$ 6,000.00	\$ 2,064.03	\$ 2,064.03	\$ 2,064.03	
	Fencing	145004	300	\$ 1,500.00	\$ 3,480.00	\$ 3,480.00	\$ 3,480.00	
	Dumpster Enclosures	145008		\$ -	\$ -	\$ -	\$ -	
	Playground Equipment	145009		\$ -	\$ -	\$ -	\$ -	
	Water meter can & Valve replacment	145010		\$ -	\$ -	\$ -	\$ -	
	Office Landscaping	145011		\$ 5,000.00	\$ -	\$ -	\$ -	
	Exterior Lighting Upgrade	145014	5	\$ -	\$ 5,084.69	\$ 5,084.69	\$ 5,084.69	
	Signage	145015	1	\$ 1,800.00	\$ 2,755.55	\$ 2,755.55	\$ 2,755.55	
						\$ -	\$ -	
	<u>DWELLING STRUCTURES</u>	1460		\$ 307,710.00	\$ 292,530.92	\$ 292,530.92	\$ 287,612.05	
	Windows / Screens	146001	26	\$ 47,860.00	\$ 30,314.51	\$ 30,314.51	\$ 30,314.51	ami
	Siding & Trim	146002	26	\$ 18,400.00	\$ 38,742.48	\$ 38,742.48	\$ 34,540.28	ami CO #1
	Exterior Painting	146003	26	\$ -	\$ 24,435.31	\$ 24,435.31	\$ 24,435.31	ami
	Roofing	146004	6	\$ -	\$ 28,439.79	\$ 28,439.79	\$ 28,439.79	ami
	Flooring	146005		\$ 50,000.00	\$ -	\$ -	\$ -	
	Entry Doors	146006	26	\$ 26,500.00	\$ 15,884.70	\$ 15,884.70	\$ 15,168.03	ami
	Termite Treatment	146007		\$ 10,000.00	\$ -	\$ -	\$ -	
	Bathroom Remodel	146008		\$ 50,000.00	\$ -	\$ -	\$ -	
	Hot Water Tank Replacment	146011		\$ -	\$ -	\$ -	\$ -	
	Interior Renovations	146012		\$ 62,500.00	\$ 152,842.79	\$ 152,842.79	\$ 152,842.79	Forced Account
	Gutter Installation	146014	12 bldg	\$ 31,200.00	\$ -	\$ -	\$ -	
	Porch Lighting	146015		\$ -	\$ 1,871.34	\$ 1,871.34	\$ 1,871.34	ami
	Sillcocks	146016	150	\$ 11,250.00	\$ -	\$ -	\$ -	
	Upgrade Main Building Electrical	146017		\$ -	\$ -	\$ -	\$ -	
	<u>NON DWELLING STRUCTURE</u>	1470		\$ 6,943.00	\$ 6,943.00	\$ 6,943.00	\$ -	
	Security & Fire Protection	147012	1	\$ 6,943.00	\$ 6,943.00	\$ 6,943.00	\$ -	

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

Signature of Executive Director and Date

**Annual Statement /
Performance and Evaluation Report**

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

Part II: Supporting Pages
Capital Funding Program (2001 CFP)

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

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-19	SCATTERED SITE TOTAL			\$ 346,600.00	\$ 601,839.35	\$ 601,839.35	\$ 591,935.35	
	SITE IMPROVEMENTS	1450		\$ 56,000.00	\$ 31,127.81	\$ 31,127.81	\$ 21,227.81	
	Paving / Parking	145002		\$ 10,000.00	\$ -	\$ -	\$ -	
	Drainage / Site Improvements	145003	1	\$ 10,000.00	\$ 30,600.00	\$ 30,600.00	\$ 20,700.00	Olsham
	Fencing	145004	50	\$ 36,000.00	\$ 527.81	\$ 527.81	\$ 527.81	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
				\$ -	\$ -	\$ -	\$ -	
	DWELLING STRUCTURES	1460		\$ 290,600.00	\$ 570,711.54	\$ 570,711.54	\$ 570,707.54	
	Windows / Screens	146001	20	\$ 27,600.00	\$ 171,157.00	\$ 171,157.00	\$ 171,157.00	MITM
	Siding & Trim	146002	20	\$ 65,000.00	\$ 157,983.00	\$ 157,983.00	\$ 157,983.00	MITM
	Replace Roofing	146004	30	\$ 48,000.00	\$ 111,464.25	\$ 111,464.25	\$ 111,464.25	MITM
	Entry Doors	146006	20	\$ 20,000.00	\$ 82,030.00	\$ 82,030.00	\$ 82,026.00	MITM
	Termite Treatment	146007		\$ 10,000.00	\$ -	\$ -	\$ -	
	HVAC Installation	146010	20	\$ 90,000.00	\$ -	\$ -	\$ -	
	Electrical Upgrade	146017	20	\$ 30,000.00	\$ 48,077.29	\$ 48,077.29	\$ 48,077.29	MITM
	CONTINGENCY			\$ 218,636.00	\$ -			
	Work Items			\$ 4,477,690.00	\$ 4,696,326.00	\$ 4,694,775.80	\$ 4,563,494.01	
	TOTAL BUDGET			\$ 4,696,326.00	\$ 4,696,326.00	\$ -	\$ -	

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

Signature of Executive Director and Date

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

Performance and Evaluation Report

Part III: Implementation Schedule

Capital Funding Program (CFP)

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-00	9/30/2003			9/30/2005			
73-03	9/30/2003			9/30/2005			
73-04	9/30/2003			9/30/2005			
73-05	9/30/2003			9/30/2005			
73-06	9/30/2003			9/30/2005			
73-07	9/30/2003			9/30/2005			
73-08	9/30/2003			9/30/2005			
73-10	9/30/2003			9/30/2005			
73-11	9/30/2003			9/30/2005			
73-12	9/30/2003			9/30/2005			
73-13	9/30/2003			9/30/2005			
73-17	9/30/2003			9/30/2005			
73-18	9/30/2003			9/30/2005			
73-19	9/30/2003			9/30/2005			

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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

²To be completed for the Performance and Evaluation Report.

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

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Office of Public and Indian Housing

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part I: Summary

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

OMB Approval No. 2577-0157
 (exp. 3/31/2002)

HA Name <p style="text-align: center;">The Housing Authority of the City of Tulsa</p>	Comprehensive Grant Number <p style="text-align: center;">OK56P07350100 2000</p>
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending **12/31/03**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$ -			
2	1406 Operating Expenses	\$ 377,273.00	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 536,000.00	\$ 550,757.94	\$ 550,757.94	\$ 550,757.94
4	1410 Administration	\$ 358,500.00	\$ 339,231.28	\$ 339,231.28	\$ 339,231.28
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 55,000.00	\$ 46,397.00	\$ 46,397.00	\$ 46,397.00
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 221,161.52	\$ 284,228.50	\$ 284,228.50	\$ 284,228.50
10	1460 Dwelling Structures	\$ 1,833,544.00	\$ 2,749,361.72	\$ 2,749,361.72	\$ 2,749,361.72
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 55,000.00	\$ 131,070.95	\$ 131,070.95	\$ 131,070.95
12	1470 Nondwelling Structures	\$ -	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
13	1475 Nondwelling Equipment	\$ 40,000.00	\$ 252,217.85	\$ 252,217.85	\$ 252,217.85
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1498 Mod Used for Development	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ 296,256.48	\$ 65,902.76	\$ 65,902.76	\$ 65,902.76
20	Amount of Annual Grant (Sum Of Lines 2-19)	\$ 4,619,168.00	\$ 4,619,168.00	\$ 4,619,168.00	\$ 4,619,168.00
21	Amount of line 20 related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Compliance	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 related to Security	\$ 739,144.00	\$ 657,226.89	\$ 657,226.89	\$ 657,226.89
24	Amount of line 20 related to Energy Conservation Measures			\$ -	\$ -

Signature of Executive Director and Date	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	OPERATING EXPENSES	1406		\$ 377,273.00	\$ -			
	OPERATING	1406		\$ 377,273.00	\$ -			
	MANAGEMENT IMPROVEMENTS	1408		\$ 536,000.00	\$ 550,757.94	\$ 550,757.94	\$ 550,757.94	
	SECURITY	419102		\$ 254,500.00	162,000.00	162,000.00	162,000.00	
	SALARIES	419103		\$ 180,000.00	106,021.06	106,021.06	106,021.06	
	STAFF TRAINING	419105		\$ 10,000.00	9,120.00	9,120.00	9,120.00	
	COMPUTER SOFTWARE	419106		\$ 6,000.00	69,192.55	69,192.55	69,192.55	
	FACILITY OFFICERS	419108		\$ 45,500.00	166,795.33	166,795.33	166,795.33	
	VEHICLE REPLACEMENT	140807		\$ 40,000.00	37,629.00	37,629.00	37,629.00	
	ADMINISTRATION	1410		\$ 358,500.00	\$ 339,231.28	\$ 339,231.28	\$ 339,231.28	
	SALARIES-NONTECHNICAL	141001		\$ 53,000.00	\$ 28,847.17	\$ 28,847.17	\$ 28,847.17	
	SALARIES-TECHNICAL	141002		\$ 210,000.00	\$ 237,262.81	\$ 237,262.81	\$ 237,262.81	
	BENEFITS	141009		\$ 86,500.00	\$ 56,267.52	\$ 56,267.52	\$ 56,267.52	
	SUNDRY	141019		\$ 9,000.00	\$ 16,853.78	\$ 16,853.78	\$ 16,853.78	
	FEES AND COSTS	1430		\$ 55,000.00	\$ 46,397.00	\$ 46,397.00	\$ 46,397.00	
	A/E FEES	143001		\$ 30,000.00	29,386.75	29,386.75	29,386.75	
	CONSULTANT FEES	143002		\$ 25,000.00	17,010.25	17,010.25	17,010.25	
	DWELLING EQUIPMENT	1465		\$ 20,000.00	\$ 31,389.00	\$ 31,389.00	\$ 31,389.00	
	REPLACE A/C UNITS	146504	75	\$ 20,000.00	31,389.00	31,389.00	31,389.00	
	NON-DWELLING STRUCTURES	1470		\$ -	\$ -	\$ -	\$ -	
	ROOF REPLACEMENT	147001	1	\$ -	\$ -			
	CENTRAL OFFICE RENOVATION	147005			\$ -			
	NON-DWELLING EQUIPMENT	1475		\$ 40,000.00	\$ 208,428.85	\$ 208,428.85	\$ 208,428.85	
	COMPUTER HARDWARE	147501		\$ 40,000.00	9,095.64	9,095.64	9,095.64	
	COPY MACHINE	147505		\$ -	28,525.47	28,525.47	28,525.47	
	CENTRAL OFFICE	147511		\$ -	98,756.41	98,756.41	98,756.41	
	CABINET SHOP	147513			72,051.33	72,051.33	72,051.33	
73-01	TOTAL SEMINOLE HILLS			\$ -	\$ 76,050.00	\$ 76,050.00	\$ 76,050.00	
	SITE IMPROVEMENTS	1450		\$ -				
	DWELLING STRUCTURES	1460		\$ -	\$ 76,050.00	\$ 76,050.00	\$ 76,050.00	
	EXTERIOR PAINTING	146003		\$ -	76,050.00	76,050.00	76,050.00	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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

² To be completed for the Performance and Evaluation Report.

Previous edition is obsolete.

form HUD-52837 (9/98)
 ref handbook 7485.3

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-03	TOTAL COMANCHE PARK			\$ 129,900.00	\$ 117,389.28	\$ 117,389.28	\$ 117,389.28	
	SITE IMPROVEMENTS	1450		\$ 7,400.00	\$ 33,310.28	\$ 33,310.28	\$ 33,310.28	
	REPLACE SIDEWALKS/PARKING	145003		\$ 2,400.00	\$ -	\$ -	\$ -	
	GAS SYSTEM UPGRADE	145007		\$ 5,000.00	\$ 2,797.48	\$ 2,797.48	\$ 2,797.48	
	WATER METER CAN & VALVE REPLACEMENT	145010		\$ -	\$ 30,512.80	\$ 30,512.80	\$ 30,512.80	
	DWELLING STRUCTURES	1460		\$ 122,500.00	\$ 40,290.00	\$ 40,290.00	\$ 40,290.00	
	EXTERIOR PAINTING	146003		\$ -	\$ 40,290.00	\$ 40,290.00	\$ 40,290.00	
	TERMITE TREATMENT	146007		\$ 10,000.00	\$ -	\$ -	\$ -	
	INTERIOR RENOVATIONS	146012		\$ -	\$ -	\$ -	\$ -	
	KITCHEN RENOVATIONS	146013		\$ 112,500.00	\$ -	\$ -	\$ -	
	BATH RENOVATIONS	146008		\$ -	\$ -	\$ -	\$ -	
	NON-DWELLING EQUIPMENT	1475		\$ -	\$ 43,789.00	\$ 43,789.00	\$ 43,789.00	
	Security Equipment	147503		\$ -	\$ 43,789.00	\$ 43,789.00	\$ 43,789.00	Pendergraph
73-04	TOTAL PIONEER PLAZA			\$ 88,000.00	\$ 139,101.50	\$ 139,101.50	\$ 139,101.50	
	DWELLING STRUCTURES	1460		\$ 88,000.00	\$ 109,707.00	\$ 109,707.00	\$ 109,707.00	
	ROOF REPLACEMENT	146004		\$ -	\$ 79,264.00	\$ 79,264.00	79,264.00	patterson roofing
	REPLACE AHU FOR CORRIDORS	146010		\$ 38,000.00	\$ 16,025.00	\$ 16,025.00	16,025.00	Lightner 02-019-9999 - 1600
	REPLACE KITCHEN CABINETS	146013		\$ 50,000.00	\$ -	\$ -	\$ -	
	ELEVATOR UPGRADE	146071		\$ -	\$ 14,418.00	\$ 14,418.00	\$ 14,418.00	
	DWELLING EQUIPMENT	1465		\$ -	\$ 29,394.50	\$ 29,394.50	\$ 29,394.50	
	Emergency Generator Upgrade	146507		\$ -	\$ 28,657.50	\$ 28,657.50	\$ 28,657.50	#02-007-2460
	DRYER VENT UPGRADE	146510		\$ -	\$ 737.00	\$ 737.00	\$ 737.00	
	FIRE ALARM SYSTEMS UPGRADE	146511		\$ -	\$ -	\$ -	\$ -	
73-05	TOTAL APACHE MANOR			\$ 121,511.52	\$ 534,835.10	\$ 534,835.10	\$ 534,835.10	
	SITE IMPROVEMENTS	1450		\$ 92,761.52	\$ 19,211.14	\$ 19,211.14	\$ 19,211.14	
	REPLACE SIDEWALKS/PARKING	145002		\$ 2,400.00	\$ -	\$ -	\$ -	
	DRAINAGE/SITE IMPROVEMENTS	145003		\$ 85,361.52	\$ 7,893.00	\$ 7,893.00	\$ 7,893.00	
	GAS SYSTEM UPGRADE	145007		\$ 5,000.00	\$ 2,471.42	\$ 2,471.42	\$ 2,471.42	
	WATER METER CAN & VALVE REPLACE	145010		\$ -	\$ 8,846.72	\$ 8,846.72	\$ 8,846.72	
	DWELLING STRUCTURES	1460		\$ 28,750.00	\$ 515,623.96	\$ 515,623.96	\$ 515,623.96	
	SIDING & TRIM	146002		\$ 79,350.00	\$ -	\$ -	\$ -	
	ROOF REPLACEMENT	146004		\$ 28,750.00	\$ -	\$ -	\$ -	
	BATH RENOVATIONS	146008		\$ -	\$ 3,087.85	\$ 3,087.85	\$ 3,087.85	
	REPLACE CENTRAL HEATING UNITS	146010		\$ -	\$ 288,922.20	\$ 288,922.20	\$ 288,922.20	
	HOT WATER TANK REPLACEMENT	146011		\$ -	\$ -	\$ -	\$ -	
	INTERIOR RENOVATIONS	146012		\$ -	\$ -	\$ -	\$ -	
	KITCHEN RENOVATIONS	146013		\$ 112,500.00	\$ 223,613.91	\$ 223,613.91	\$ 223,613.91	

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-06	TOTAL MOHAWK MANOR			\$ 181,960.00	\$ 36,027.14	\$ 36,027.14	\$ 36,027.14	
	SITE IMPROVEMENTS	1450		\$ 74,800.00	\$ 12,077.42	\$ 12,077.42	\$ 12,077.42	
	REPLACE SIDEWALKS/PARKING	145002		\$ 2,400.00	\$ -			
	DRAINAGE/SITE IMPROVEMENTS	145003		\$ 2,400.00	\$ -			
	WROUGHT IRON FENCING	145004		\$ 70,000.00	\$ -			
	WATER METER CAN & VALVE REPLACE	145010			\$ 12,077.42	12,077.42	12,077.42	
	DWELLING STRUCTURES	1460		\$ 107,160.00	\$ 23,949.72	\$ 23,949.72	\$ 23,949.72	
	SIDING & TRIM	146002		\$ 44,000.00	\$ -			
	PAINT	146003		\$ 25,000.00	\$ -			
	ENTRY DOORS	146006		\$ 28,160.00	\$ -	-		
	TERMITE TREATMENT	146007		\$ 10,000.00	\$ -			
	INTERIOR RENOVATIONS	146012		\$ -	\$ 23,949.72	\$ 23,949.72	\$ 23,949.72	FA Counter Tops
	KITCHEN RENOVATIONS	146013			\$ -	\$ -		
73-07	TOTAL HEWGLEY TERRACE			\$ 85,000.00	\$ 173,249.77	\$ 173,249.77	\$ 173,249.77	
	DWELLING STRUCTURES	1460		\$ 50,000.00	\$ 127,134.27	\$ 127,134.27	\$ 127,134.27	
	REPLACEMENT WINDOWS	146001		\$ -	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	01-075-9999
	ROOF REPLACEMENT	146004			\$ 55,424.00	\$ 55,424.00	\$ 55,424.00	Patterson Roofing
	REPLACE KITCHEN CABINETS	146013		\$ 50,000.00	\$ -			
	SHOWERS REPLACEMENT	146011			\$ 16,558.25	\$ 16,558.25	\$ 16,558.25	
	ELEVATOR UPGRADES	146071			\$ 37,652.02	\$ 37,652.02	\$ 37,652.02	
	DWELLING EQUIPMENT	1465		\$ 35,000.00	\$ 46,115.50	\$ 46,115.50	\$ 46,115.50	
	BOILER UPGRADE	146502			\$ 11,942.00	\$ 11,942.00	\$ 11,942.00	
	EMERGENCY GENERATOR	146507		\$ 35,000.00	\$ 33,657.50	\$ 33,657.50	\$ 33,657.50	#02-007-2460
	DRYER VENT UPGRADE	146510			\$ 516.00	\$ 516.00	\$ 516.00	
	FIRE ALARM SYSTEMS UPGRADE	146511			\$ -	\$ -	\$ -	

Signature of Executive Director

Date

Signature of Public Housing Director

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Previous edition is obsolete.

form HUD-52837 (9/98)
 ref handbook 7485.3

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-08	TOTAL RIVERVIEW PARK			\$ 274,544.00	\$ 881,213.93	\$ 881,213.93	\$ 881,213.93	
	SITE IMPROVEMENTS	1450		\$ 4,800.00	\$ 21,963.66	\$ 21,963.66	\$ 21,963.66	
	REPLACE SIDEWALKS/PARKING	145002		\$ 2,400.00	\$ -			
	DRAINAGE/SITE IMPROVEMENTS	145003		\$ 2,400.00	\$ 475.00	\$ 475.00	\$ 475.00	
	WROUGHT IRON FENCING	145004		\$ -	\$ -			
	SEWER LINE REPLACEMENT	145005			\$ -	\$ -		
	WATER METER CAN & VALVE REPLACE	145010			\$ 21,488.66	21488.66	21,488.66	
	DWELLING STRUCTURES	1460		\$ 269,744.00	\$ 859,250.27	\$ 859,250.27	\$ 859,250.27	
	WINDOWS/SCREENS	146001		\$ 41,860.00	\$ 35,663.46	\$ 35,663.46	\$ 35,663.46	
	SIDING & TRIM	146002		\$ 38,500.00	\$ 29,691.00	\$ 29,691.00	\$ 29,691.00	
	PAINT	146003		\$ 34,500.00	\$ 20,462.00	\$ 20,462.00	\$ 20,462.00	
	ENTRY DOORS	146006		\$ 32,384.00	\$ 42,664.45	\$ 42,664.45	\$ 42,664.45	
	TERMITE TREATMENT	146007		\$ 10,000.00	\$ -			
	INTERIOR RENOVATIONS	146012		\$ -	\$ -	\$ -		
	KITCHEN RENOVATIONS	146013		\$ 112,500.00	\$ 238,176.41	\$ 238,176.41	\$ 238,176.41	
	BATH RENOVATIONS	146008		\$ -	\$ -			
	REPLACE CENTRAL HEATING UNITS	146010		\$ -	\$ 492,592.95	\$ 492,592.95	\$ 492,592.95	
73-10	TOTAL SANDYPARK			\$ 235,236.00	\$ 168,193.35	\$ 168,193.35	\$ 168,193.35	
	SITE IMPROVEMENTS	1450		\$ 9,800.00	\$ 17,019.15	\$ 17,019.15	\$ 17,019.15	
	REPLACE SIDEWALKS/PARKING	145002		\$ 2,400.00	\$ -			
	DRAINAGE/SITE IMPROVEMENTS	145003		\$ 2,400.00	\$ 485.00	485.00	485.00	
	GAS SYSTEM UPGRADE	145007		\$ 5,000.00	2,721.42	2,721.42	2,721.42	
	WATER METER CAN & VALVE REPLACE	145010			\$ 13,812.73	13,812.73	13,812.73	
	DWELLING STRUCTURES	1460		\$ 225,436.00	\$ 151,174.20	\$ 151,174.20	\$ 151,174.20	
	WINDOWS/SCREENS	146001		\$ 40,040.00	\$ 146,232.92	\$ 146,232.92	\$ 146,232.92	
	SIDING & TRIM	146002		\$ 42,500.00	\$ (165.00)	\$ (165.00)	\$ (165.00)	mitmCR165
	PAINT	146003		\$ 56,500.00	\$ 1,502.50	\$ 1,502.50	\$ 1,502.50	
	ROOF REPLACEMENT	146004		\$ 46,000.00	\$ 1,502.50	\$ 1,502.50	\$ 1,502.50	
	ENTRY DOORS	146006		\$ 30,396.00	\$ 1,502.50	\$ 1,502.50	\$ 1,502.50	
	TERMITE TREATMENT	146007		\$ 10,000.00	\$ -			
	INTERIOR RENOVATION	146012			\$ 598.78	\$ 598.78	\$ 598.78	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-12	TOTAL PARKVIEW TERRACE			\$ 246,050.00	\$ 503,374.14	\$ 503,374.14	\$ 503,374.14	
	SITE IMPROVEMENTS	1450		\$ 9,800.00	\$ 22,524.83	\$ 22,524.83	\$ 22,524.83	
	REPLACE SIDEWALKS/PARKING	145002		\$ 2,400.00	\$ -	\$ -	\$ -	
	DRAINAGE/SITE IMPROVEMENTS	145003		\$ 2,400.00	\$ 7,900.00	\$ 7,900.00	\$ 7,900.00	
	GAS SYSTEM UPGRADE	145007		\$ 5,000.00	\$ 1,971.42	\$ 1,971.42	\$ 1,971.42	
	WATER METER CAN & VALVE REPLACE	145010			\$ 12,653.41	\$ 12,653.41	\$ 12,653.41	
	DWELLING STRUCTURES	1460		\$ 236,250.00	\$ 280,849.31	\$ 280,849.31	\$ 280,849.31	
	ROOF REPLACEMENT	146004		\$ 31,250.00	\$ -	\$ -	\$ -	
	FLOOR TILE	146005		\$ 50,000.00	\$ -	\$ -	\$ -	
	ENTRY DOORS	146006		\$ 32,500.00	\$ -	\$ -	\$ -	
	TERMITE TREATMENT	146007		\$ 10,000.00	\$ -	\$ -	\$ -	
	INTERIOR RENOVATIONS	146012		\$ -	\$ -	\$ -	\$ -	
	KITCHEN RENOVATIONS	146013		\$ 112,500.00	\$ 270,382.31	\$ 270,382.31	\$ 270,382.31	
	BATH RENOVATIONS	146008		\$ -	\$ 10,467.00	\$ 10,467.00	\$ 10,467.00	
	DWELLING EQUIPMENT	1465		\$ -	\$ -	\$ -	\$ -	
	ELECTRICAL UPGRADE	146508		\$ -	\$ -	0	0	
	NON DWELLING STRUCTURE	1470		\$ -	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	
	COMMUNITY BUILDING	147004		\$ -	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	
	NON DWELLING EQUIPMENT	1475		\$ -	\$ -	\$ -	\$ -	
	COMMUNITY BUILDING	147512		\$ -				Do-All
73-13	TOTAL LAFORTUNE TOWER			\$ 55,000.00	\$ 371,991.67	\$ 371,991.67	\$371,991.67	
	DWELLING STRUCTURES	1460		\$ 50,000.00	\$ 268,464.92	\$ 268,464.92	\$268,464.92	
	DOMESTIC WATER PIPING	146011		\$ 50,000.00	\$ 267,193.32	\$ 267,193.32	\$267,193.32	Russell Contracts
	CORRIDOR UPGRADE	146012			\$1,271.60	\$1,271.60	1,271.60	
	SITE IMPROVEMENTS	1450		\$ 5,000.00	\$ 79,354.80	\$ 79,354.80	\$ 79,354.80	
	PAVING	145002		\$ -	15,201.38	15,201.38	15,201.38	02-020-9999
	REPAIR BRICK SCREENING	145006		\$ -	\$62,132.00	\$62,132.00	\$62,132.00	Bob Turner Paintng
	GAS SYSTEM UPGRADE	145007		\$ 5,000.00	2,021.42	2,021.42	2,021.42	
	DWELLING EQUIPMENT	1465		\$ -	\$ 24,171.95	\$ 24,171.95	\$ 24,171.95	
	BOILER UPGRADE	146502		\$ -	\$ -			
	COOLING TOWER UPGRADE	146509			\$ 23,724.95	\$ 23,724.95	\$ 23,724.95	
	DRYER VENT UPGRADE	146510			\$ 447.00	\$ 447.00	\$ 447.00	
	FIRE ALARM SYSTEMS UPGRADE	146511			\$ -			

Signature of Executive Director

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-17	TOTAL SOUTH HAVEN MANOR			\$ 263,860.00	\$ 11,630.31	\$ 11,630.31	\$ 11,630.31	
	SITE IMPROVEMENTS	1450		\$ 4,800.00	\$ 11,630.31	\$ 11,630.31	\$ 11,630.31	
	REPLACE SIDEWALKS/PARKING	145002		\$ 2,400.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	
	DRAINAGE/SITE IMPROVEMENTS	145003		\$ 2,400.00	\$ 886.00	\$ 886.00	\$ 886.00	
	WATER METER CAN & VALVE REPLACE	145010			\$ 9,644.31	\$ 9,644.31	\$ 9,644.31	
	DWELLING STRUCTURES	1460		\$ 259,060.00	\$ -	\$ -	\$ -	
	WINDOWS/SCREENS	146001		\$ 36,400.00	\$ -			
	SIDING & TRIM	146002		\$ 16,000.00	\$ -			
	PAINT	146003		\$ 16,000.00	\$ -			
	ROOF REPLACEMENT	146004		\$ 40,000.00	\$ -			
	FLOOR TILE	146005		\$ -	\$ -			
	ENTRY DOORS	146006		\$ 28,160.00	\$ -			
	TERMITE TREATMENT	146007		\$ 10,000.00	\$ -			
	INTERIOR RENOVATIONS	146012		\$ -	\$ -			
	KITCHEN RENOVATIONS	146013		\$ 112,500.00	\$ -			
	BATH RENOVATIONS	146008		\$ -	\$ -			
73-18	TOTAL EAST CENTRAL VILLAGE			\$ 302,344.00	\$ 38,868.97	\$ 38,868.97	\$ 38,868.97	
	SITE IMPROVEMENTS	1450		\$ 4,800.00	\$ 7,803.25	\$ 7,803.25	\$ 7,803.25	
	REPLACE SIDEWALKS/PARKING	145002		\$ 2,400.00	\$ -			
	DRAINAGE/SITE IMPROVEMENTS	145003		\$ 2,400.00	\$ -			
	WATER METER CAN & VALVE REPLACE	145010			\$ 7,803.25	7,803.25	7,803.25	
	DWELLING STRUCTURES	1460		\$ 297,544.00	\$ 31,065.72	\$ 31,065.72	\$ 31,065.72	
	WINDOWS/SCREENS	146001		\$ 22,800.00	\$ -	\$ -		
	SIDING & TRIM	146002		\$ 18,400.00	\$ -	\$ -		
	PAINT	146003		\$ 13,000.00	\$ -	\$ -		
	ROOF REPLACEMENT	146004		\$ 50,000.00	\$ -	\$ -		
	FLOOR TILE	146005		\$ 50,000.00	\$ -	\$ -		
	ENTRY DOORS	146006		\$ 20,844.00	\$ -	\$ -		
	TERMITE TREATMENT	146007		\$ 10,000.00	\$ -			
	INTERIOR RENOVATIONS	146012		\$ -	\$ 25,636.90	\$ 25,636.90	\$ 25,636.90	Counter Tops \$ 50-51
	KITCHEN RENOVATIONS	146013		\$ 112,500.00	\$ 5,428.82	\$ 5,428.82	\$ 5,428.82	
	BATH RENOVATIONS	146008		\$ -	\$ -			

Signature of Executive Director

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
73-19	<u>TOTAL SCATTERED SITES</u>			\$ 106,300.00	\$ 325,136.01	\$ 325,136.01	\$ 325,136.01	
	<u>SITE IMPROVEMENTS</u>	1450		\$ 7,200.00	\$ 59,333.66	\$ 59,333.66	\$ 59,333.66	
	REPLACE SIDEWALKS/PARKING	145002		\$ 4,800.00	\$ -			
	DRAINAGE/SITE IMPROVEMENTS	145003		\$ 2,400.00	\$ -	\$ -		
	FENCING	145004			\$ 59,333.66	\$ 59,333.66	59,333.66	Wood Systems
	<u>DWELLING STRUCTURES</u>	1460		\$ 99,100.00	\$ 265,802.35	\$ 265,802.35	\$ 265,802.35	
	WINDOWS/SCREENS	146001		\$ 27,600.00	\$ 43,984.05	\$ 43,984.05	\$ 43,984.05	02-013-9999
	SIDING & TRIM	146002		\$ 16,500.00	\$ 67,577.21	\$ 67,577.21	\$ 67,577.21	02-013-9999
	PAINT	146003		\$ 16,500.00	\$ 20,457.50	\$ 20,457.50	\$ 20,457.50	
	ROOF REPLACEMENT	146004		\$ 20,500.00	\$ 36,382.02	\$ 36,382.02	\$ 36,382.02	02-013-9999
	FLOOR TILE	146005			\$ -	\$ -	\$ -	
	ENTRY DOORS	146006		\$ 8,000.00	\$ 33,221.06	\$ 33,221.06	\$ 33,221.06	02-013-9999
	TERMITE TREATMENT	146007		\$ 10,000.00	\$ -	\$ -	\$ -	
	REPLACE CENTRAL HEATING UNITS	146010		\$ -	\$ 64,180.51	\$ 64,180.51	\$ 64,180.51	
	FUNDING AMOUNT			\$ 3,772,735.00	\$ 4,619,168.00	\$ 4,619,168.00	\$ 4,619,168.00	
	BUDGETED ITEMS			\$ 3,476,478.52	\$ 4,553,265.24	\$ 4,553,265.24	\$ 4,553,265.24	
	CONTINGENCY			\$ 296,256.48	\$ 65,902.76	\$ 65,902.76	\$ 65,902.76	

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form **HUD-52837 (9/98)**
 ref handbook 7485.3

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

Performance and Evaluation Report

Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
73-00	9/1/2002			9/1/2004			<< Initial Planning is for Full Amount of Time Allowed >>
73-03	9/1/2002			9/1/2004			
73-04	9/1/2002			9/1/2004			
73-05	9/1/2002			9/1/2004			
73-06	9/1/2002			9/1/2004			
73-07	9/1/2002			9/1/2004			
73-08	9/1/2002			9/1/2004			
73-10	9/1/2002			9/1/2004			
73-11	9/1/2002			9/1/2004			
73-12	9/1/2002			9/1/2004			
73-13	9/1/2002			9/1/2004			
73-17	9/1/2002			9/1/2004			
73-18	9/1/2002			9/1/2004			
73-19	9/1/2002			9/1/2004			

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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