

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chair man or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the  5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1)
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable

- 13 The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- 14 The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively
- 15 With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- 16 The PHA will keep records in accordance with 24 CFR 85 20 and facilitate an effective audit to determine compliance with program requirements.
- 17 The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
- 18 The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
- 19 The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan
- 20 All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
- 21 The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
- 22 The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of Tulsa

OK073

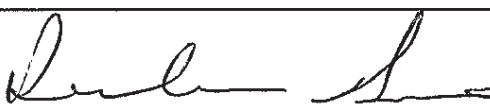
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20<sup>10</sup> - 20<sup>14</sup>

Annual PHA Plan for Fiscal Years 20<sup>10</sup> - 20<sup>11</sup>

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Reuben Gant	Vice Chair, Board of Commissioners
Signature	Date
	4/8/10

**RESOLUTION NO. 3080**

**APPROVAL OF THE HOUSING AUTHORITY OF THE CITY OF TULSA  
FIVE YEAR AND ANNUAL AGENCY PLAN FOR FY2010 THROUGH FY2014**

**WHEREAS**, the Housing Authority of the City of Tulsa Five Year Agency Plan for FY2010 through FY2014 and the Annual Agency Plan for FY2010 has been prepared to comply with the statutory requirements of the Quality Housing and Work Responsibility Act of 1998 and 24 CFR Part 903.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Tulsa, does hereby approve the Five Year Agency Plan for FY2010 through FY2014 and the Annual Agency Plan for FY2010 for submission to the U.S. Department of Housing and Urban Development.

Resolution adopted April 8, 2010 by the Board of Commissioners of the Housing Authority of the City of Tulsa.

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Tulsa

Program/Activity Receiving Federal Grant Funding

FW-1182 and FW-3117

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a ;

d. Notifying the employee in the statement required by paragraph a that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d (2) from an employee or otherwise receiving actual notice of such conviction Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d (2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

See attached list

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Chea Redditt

Title

President/Chief Executive Officer

Signature



Date

03/03/2010

X

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Tulsa

Program/Activity Receiving Federal Grant Funding

FW-1182 and FW-3117

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties  
(18 U.S.C. 1001.1010. 1012; 31 U.S.C. 3729. 3802)

Name of Authorized Official

Chea Redditt

Title

President/Chief Executive Officer

Signature



Date (mm/dd/yyyy)


03/03/2010

## DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB  
0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> na a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> na a. bid/offer/application b. initial award c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> na a. initial filing b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  <b>Congressional District, if known:</b> 4c	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b> N/A  <b>Congressional District, if known:</b>	
<b>6. Federal Department/Agency:</b>  N/A	<b>7. Federal Program Name/Description:</b>  N/A  CFDA Number, if applicable: N/A	
<b>8. Federal Action Number, if known:</b>  N/A	<b>9. Award Amount, if known:</b>  \$ N/A	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  N/A	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  N/A	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Chen Redditt</u> Title: <u>Pres / CEO</u> Telephone No.: <u>918-581-5722</u> Date: <u>03/03/2010</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

## INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity whether subawardee or prime Federal recipient at the initiation or receipt of a covered Federal action or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

- 1 Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
- 2 Identify the status of the covered Federal action.
- 3 Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
- 4 Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is or expects to be a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
- 5 If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
- 6 Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example: Department of Transportation, United States Coast Guard.
- 7 Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
- 8 Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001".
- 9 For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
- 10 (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.  
  
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
- 11 The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

**Civil Rights Certification**

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

**Civil Rights Certification****Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner. I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof*


The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the City of Tulsa

OK073

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official 	Reuben Gant
Title	Vice Chair, Board of Commissioners
Signature	Date 4/8/10

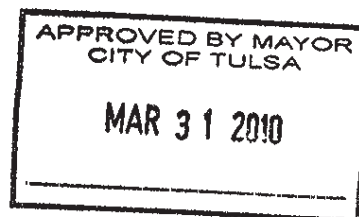


Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Dewey Bartlett the Mayor of the City of Tulsa, Oklahoma certify that the Five Year and  
Annual PHA Plan of the Housing Authority of the City of Tulsa is consistent with the Consolidated Plan of  
Tulsa, Oklahoma prepared pursuant to 24 CFR Part 91



A handwritten signature in cursive script, appearing to read "Dewey Bartlett", written over a horizontal line.

Signed / Dated by Appropriate State or Local Official

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: _____ Housing Authority of the City of Tulsa _____ PHA Code: <u>OK073</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>2504</u> Number of HCV units: <u>4681</u>				
<b>3.0</b>	<b>Submission Type</b> X 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> X PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				See attachment
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1: Lawton Housing Authority	OK005	Section 8 HCV	Public Housing	PH 32 HCV
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <b>To be a leading Public Housing Agency that enhances the quality of life in Tulsa by: Providing desirable housing options; Advocating resident involvement, leadership and self-sufficiency; and Promoting resident access to community services; Through the efforts of a professional, caring and responsive Staff and Board.</b>				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  See attachments within plan				
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  See attachments within plan  (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.  See attachments within plan. Signed HUD 50077-SL and HUD 50077-CR with the certifications at the front of the plan.				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable.				
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				

9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See attachments within plan.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>See attachments within plan</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>See attachments within plan</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Substantial Deviation from the 5-year Plan: Deviations which change the scope or focus of the plan; for example, a permanent change in PHA policy or procedure that would necessitate a change in the answers indicated throughout this document.</p> <p>Significant Amendment or Modification to the Annual Plan: A substantial procedural change in written PHA policies governing eligibility, selection and admissions for Public Housing and/or Section 8; Changes in rent determination policy, addition or elimination of resident services programs; and Acquisition, disposition or demolition actions that permanently increase or decrease the total number of available units.</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office. (a) thru (d) certifications at the front of the plan.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

## Section 4.0 Attachment

### HOUSING AUTHORITY OF THE CITY OF TULSA

**AMENDMENT NO. 1  
TO CONSORTIUM AGREEMENT  
BETWEEN THE HOUSING AUTHORITY OF THE CITY OF TULSA  
AND THE HOUSING AUTHORITY OF THE CITY OF LAWTON**

This Amendment shall modify and be considered a part of the Contract Documents for the above-referenced Consortium Agreement entered into on the 27<sup>th</sup> day of July 2006, by and between **THE HOUSING AUTHORITY OF THE CITY OF LAWTON ("LHA")** and **THE HOUSING AUTHORITY OF THE CITY OF TULSA ("THA")**, as though it has been issued at the same time and shall be incorporated therewith.

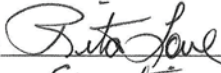
The Consortium Agreement is hereby amended as follows:

**ARTICLE I: TERM OF CONTRACT:** Pursuant to the original Agreement and by mutual agreement, the term is hereby renewed for a two (2) year period, commencing August 9, 2009, and ending August 8, 2011.

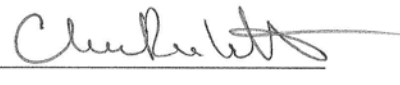
- A. This change hereby modifies and supersedes the agreement entered into between the parties as it relates to the term of the agreement, only. The remaining terms of the original agreement are unaffected by this Amendment, specifically as to price and total agreement amount;
- B. The aforementioned change, and work affected thereby are subject to all contract stipulations and covenants;
- C. The rights of the Local Authority are not prejudiced, and;
- D. All claims against the Local Authority, which are incidental to or as a consequence of the aforementioned change are satisfied.

**ACCEPTED:**

**HOUSING AUTHORITY OF THE CITY OF  
LAWTON**

BY:   
TITLE: Executive Director

**HOUSING AUTHORITY OF THE CITY OF  
TULSA**

BY:   
TITLE: Contracting Officer

**HOUSING AUTHORITY OF THE CITY OF TULSA  
AND  
HOUSING AUTHORITY OF THE CITY OF LAWTON  
CONSORTIUM AGREEMENT**

**THIS AGREEMENT**, made and entered into this 27 day of July, 2006, by and between the **HOUSING AUTHORITY OF THE CITY OF TULSA**, hereinafter referred to as "THA", and the **HOUSING AUTHORITY OF THE CITY OF LAWTON**, hereinafter referred to as "LHA".

**WITNESS THIS DAY**, THA and LHA for the consideration stated herein, mutually agree as follows:

- ARTICLE 1:** GENERAL CONDITIONS. This Agreement between THA and LHA includes both parties Section 8 Voucher Program. The number of vouchers to be issued pursuant to this consortium agreement shall not exceed Fifty (50) or \$ N/A. THA is designated the Lead Agency under this consortium agreement. Both THA and LHA are subject to the joint Public Housing Agency Plan hereinafter referred to as "PHA Plan" as approved by the United States Department of Housing and Urban Development hereinafter referred to as "HUD".
- ARTICLE 2:** TERM OF CONSORTIUM AGREEMENT. This Agreement is for a period of one year commencing on the 9th day of August, 2006 and ending on the 8th day of August, 2007. This Agreement may be extended by written agreement of the parties.
- ARTICLE 3:** HOUSING ASSISTANCE PAYMENT CONTRACTS. Each Housing Assistance Payment (HAP) contract that annually expires is subject to renewal by LHA. Each HAP contract that is terminated due to the termination of the client's assistance will result in THA recapturing that voucher.
- ARTICLE 4:** FUNCTIONS OF THA AS LEAD AGENCY. Pursuant to this Agreement, THA shall perform the following functions as Lead Agency:
1. THA shall administer funds paid to the consortium.
  2. THA shall submit a joint PHA Plan to HUD for approval.
  3. THA shall conduct an annual audit of client files and payment histories of Housing Assistance Payments (HAP) and Utility Reimbursements (UAP).
  4. THA shall monitor monthly billings for HAP and UAP.

**ARTICLE 5:** FUNCTION OF LHA AS PARTICIPATING AGENCY. Pursuant to this Agreement, LHA shall perform the following functions as Participating Agency:

1. LHA shall advertise for the Section 8 Voucher Program as deemed necessary.
2. LHA shall conduct inspections of property being considered for the program and inspect again at the annual recertification of each client.
3. LHA shall be responsible for the day-to-day functions of the Program subsequent to initial lease-up.
4. LHA shall bill THA monthly for active/existing vouchers.
5. LHA will not port any Tulsa vouchers without prior permission, as in accordance with (Public and Indian Housing) PIH Notice 2004-12, which was extended by PIH Notice 2005-25.

**ARTICLE 6:** ALLOCATION OF FUNDS. Funds shall be allocated between THA and LHA as follows:

For each unit leased under this Agreement, THA shall retain the Administration Fee for a period of three (3) months as its initial start up fee.

Subsequent to payment of the initial start up fee, LHA shall receive eighty percent (80%) of the Administration Fee, plus HAP and Utility Reimbursement, when applicable, for each unit leased in the City of Lawton. THA shall receive any and all additional funds paid pursuant to this Agreement.

**ARTICLE 7:** PERIOD OF EXISTENCE OF CONSORTIUM. This consortium between THA and LHA shall exist for a period of one (1) year as set out in Article 2 of this Agreement. The consortium's fiscal years shall begin the July 1 and shall end the June 30. Upon execution of the Agreement, the parties agree to enter into the consortium for a period set out in Article 2 of this Agreement with option of renewal upon mutual written consent of the parties.

**ARTICLE 8:** WITHDRAWAL FROM CONSORTIUM PRIOR TO END OF THE PERIOD OF EXISTENCE. Either party may withdraw from the consortium prior to the end of the period of existence set out in Article 7 upon sixty-days (60) written notice to the other party sent via certified U. S. Mails pursuant to the Notice provision of Article 10.

**ARTICLE 9:** TERMINATION OF CONTRACT: Either party may terminate this consortium due to insufficient funding from the United States Department of Housing and Urban Development with thirty-days (30) written notice to the other party sent via certified U. S. Mails pursuant to the Notice provision of Article 10.

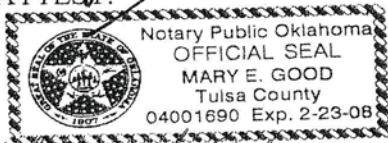
**ARTICLE 10:** NOTICES. All notices shall be in writing and sent via certified U. S. Mails as follows:

To THA: Roy E. Hancock, Executive Director  
HOUSING AUTHORITY OF THE CITY OF TULSA  
415 East Independence  
Tulsa, OK 74106

To LHA: Rita C. Love, Executive Director  
HOUSING AUTHORITY OF THE CITY OF LAWTON  
609 S. W. F Avenue  
Lawton, OK 73501

IN WITNESS WHEREOF, the parties have caused this instrument to be executed in three (3) original counter parts as of the day and year first above written

*Mary E. Good*  
ATTEST:



*Linda F. Johnson*  
ATTEST:



<sup>201</sup> Housing Authority of the City of Tulsa  
By: *Roy E. Hancock*  
Title: *Executive Director*

Housing Authority of the City of Lawton  
By: *Rita Love*  
Title: *Executive Director*

## **Section 5.2 Attachment**

**Section 5.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years.

### **Homeownership Goals**

Increase CHDO Homeownership Opportunities through acquisition and rehabilitation activities.

- Work with City of Tulsa to reduce Environmental/Historic Review approvals.
- Utilize 2009 HOME Grant Funds and Proceeds for the acquisition and rehabilitation of up to 22 homes over a two year period.
- Apply for additional HOME CHDO Set Aside Grant Funds in subsequent years to continue and increase acquisition and rehabilitation activities.

Promote affordable homeownership opportunities for first time homebuyers through education and activities.

- Utilize HOME grant funds to provide down payment assistance to 125 first time homebuyers over a 5 year period.
- Encourage energy efficiency.
- Provide budget counseling.

Expand opportunities for outreach and marketing of the first time homebuyer education program.

- Participate in local events promoting housing education and opportunities.
- Educate real estate industry professional on down payment assistance program and homebuyer education opportunities.
- Join local housing industry organizations to increase networking opportunities.

### **Community Relations Goal**

The Community Relations department must secure alternative funding sources to continue to provide the same level of services to residents. (Or, Self-sufficiency programs and services will begin to suffer, and in some cases cease due to the current lack of funding.):

- Evaluate partnership with Housing Partners of Tulsa (HPT) to determine if their mission and scope is aligned with the needs of THA to be able to apply for funding to provide program relating to Self-Sufficiency.
- Study options to apply for funding as a 501c3, either as a stand-alone entity, Community Relations as it's own non-profit or in collaboration with another 501c3 (HPT or another entity).
- Study fundraiser feasibility to supplement funding for resident programs.
- Review existing programs, staffing levels and funding sources to evaluate the continued feasibility of individual efforts.



## Development Goals

Increase revenues through entrepreneurial initiatives.

- Actively market THA's Cabinet Shop known as Green Country Cabinets to other PHAs, local multifamily apartments, and members of the construction industry.
- Market leasable roof top space of THA owned low-rent public housing and section 8 project based buildings to cell phone providers, etc.

Execute an Energy Performance Contract for low-rent public housing sites utilizing HUD's EPC utility consumption freeze and Capital Fund Competitive Grant (CFRC) Funding.

- Negotiate Energy Performance Contract with Ameresco.
- Obligate CFRC funding by April of 2010.
- Begin implementation of energy savings measures by May of 2010.
- Complete implementation of energy savings measures by January of 2011.

Build up to five (5) new low-rent public housing units at an existing low-rent public housing community.

- Obtain disposition approval for four demolished units that were located at Comanche Park Apartments.
- Obtain Board of Commissioner approval and submit appropriate amendment to Annual Contribution Contract
- Submit and receive approval of a Development Plan to rebuild up to five units utilizing CFP RHF Funds and Casualty Loss Insurance Proceeds.
- Construct up to five (5) new public housing units on existing Authority owned public housing property.

## Construction Services Goals

Rehabilitate, revitalize and further expand Modernization efforts to improve the quality of life for residents living in our THA owned communities.

- Rehabilitate Riverview with major exterior modernization. (OK0730000-08).
- Update THA's Physical Needs Assessment (PNA) per AMP to determine existing and future needs for up to 10 years.
- Create a computer based tracking system per AMP to track existing needs, future needs and past.

## Security Goal

Enhance the efficiency and effectiveness of the Security Department

- Review and enhance current security services.
- Investigate the feasibility of the acquisition of Closed Circuit television cameras or wireless cameras with a central monitoring station.
- Seek additional funding sources to supplement security expenditures.

## **Housing Operations Goal**

Develop and implement a site specific training program to ensure management compliance with regulatory requirements and policies.

## **Housing Choice Voucher Goal**

Maintain Program Voucher Utilization by Increasing Landlord Participation.

- Continue in development of relationships with new landlords and retention of participating landlords.
- Schedule new landlord orientations at least quarterly.
- Develop quarterly newsletter to landlords to be sent via email.
- Continue monthly landlord education trainings.
- Meet on site with new and participating landlords to encourage open communication and feedback.

**Section 5.2 Goals and Objectives** continued. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

## **HOUSING OPERATIONS**

### **HOUSING**

#### **Goal #1: Maintain PHAS High Performer Status**

**Objectives under this goal are:**

- **Objective A:** Continue to train staff on techniques specific to HUD regulations.
- **Objective B:** Review and revise current preventative maintenance program to ensure compliance with REAC/UPCS requirements.
- **Objective C:** Continue to have staff monitor site standards on a daily basis to find ways to improve overall performance.

UPDATE: Tulsa Housing Authority has continued to maintain High Performer status by developing and implementing a monthly training program for staff and diligently reviewing site standards. Periodic inspections and quarterly REAC trainings ensure the staff is in compliance with REAC/UPCS requirements

#### **Goal #2: Write and implement revised PH Occupancy Policy to comply with current regulatory requirements.**

**Objectives under this goal are:**

- **Objective A:** Revise and update current Occupancy Policy – completed 12/1/2007.
- **Objective B:** Develop schedule and timetable for seeking approval and implementing proposed policy changes.
- **Objective C:** Implement training program and schedule, specific to revised areas within the proposed occupancy policy.

UPDATE: Portions of the PH Occupancy Policy have been rewritten to ensure THA is in compliance with current regulatory requirements.

**Goal #3: Improve the overall maintenance operations of Tulsa Housing Authority.**

**Objectives under this goal are:**

- **Objective A:** Review and revise written maintenance operations plan - completed (01/01/2008).
- **Objective B:** Develop and implement training program in accordance with revised maintenance operations and procedures.
- **Objective C:** Review the feasibility of continuing to operate centralized appliance repair operations and determine if additional staff is needed or if it would be more cost effective to contract these repairs out.
- **Objective D:** Gather information to make changes to the work order system to be prepared for the MIS change-over.

UPDATE: By reviewing and revising many of the maintenance policies and procedures, Tulsa Housing Authority was successful in improving the overall maintenance operations. REAC scores, work order times and unit turnaround times are all indicators of improved efficiency and effectiveness

**CENTRAL WEST WAREHOUSE**

**Goal: Develop a succession plan for the Facilities Manager – completed (01/01/2008).**

**Objectives under this goal are:**

- **Objective A:** Develop job description for Assistant.
- **Objective B:** Develop pay range based on duties.
- **Objective C:** Hire additional staff.
- **Objective D:** Current facilities manager will train additional staff.

UPDATE: A succession plan for the Facilities Manager was developed and implemented. Further review determined that an Assistant Facilities Manager was not warranted and the position was deleted.

**PROJECT BASED SECTION 8 SITES**

**Goal: Improve overall management operations of the section 8 sites**

**Objectives under this goal are:**

- **Objective A:** Achieve overall “Above Average” rating on OHFA reviews.
- **Objective B:** Continue staff training on HUD updates.
- **Objective C:** Maintain a REAC of 90 on all sec 8 sites.
- **Objective D:** Create a formalized management procedure manual by 03/01/2008.

UPDATE: Although this goal was not fully met, one Section 8 Project based site attained an overall “Above Average” rating on the OHFA review. Monthly training to update staff on HUD changes has improved the overall effectiveness of the program.

## **SECURITY**

### **Goal: Review overall effectiveness of operations of the security department**

#### **Objectives under this goal are:**

- **Objective A:** Develop long-term security plan and needs assessment by 03/01/2008.
- **Objective B:** Develop and implement department-wide performance standards completed 12/01/2007.

UPDATE: A review of the overall effectiveness of the operations of the security department was conducted and subsequent changes to operations were developed and implemented as a result. Additional contracted security was added, lighting and cameras were updated and several physical improvements to the sites were added to enable the security department to be more successful in providing a better quality of life for the residents.

## **TULSA HOUSING AUTHORITY'S GOALS AND OBJECTIVES**

### **Goal #1: Comply with Year 2 Requirements of HUD' Asset Management Regulations.**

As in accordance with PIH Notice 2007-9, THA will be compliant with Year 2 of the implementation timeline as set forth by HUD for Public Housing Authorities with more than 250 units. THA has complied with Year 1 requirements and all other requirements as set forth by HUD concerning Asset Management.

#### **Objectives under this goal are:**

- **Objective A:** Receive board approval for all Low-Rent Project budgets by July 1, 2008 for all budget period ending July 2, 2009.
- **Objective B:** Utilize HUD updated PHAS scoring for 2008 and following years.
- **Objective C:** Utilize Fee for Service approach for Central Maintenance, Unit Prep Crew, Contract Management, Inspections, etc.
- **Objective D:** Utilize new Financial Data Schedules for Asset Management as developed by HUD to report FY 2008 un-audited and audited financial statements.

UPDATE: THA has met the above goal and all associated objectives. THA operates in compliance with Asset Management as evidenced by a HUD Field Office Review in 2009.

### **Goal #2: Evaluate the effectiveness of Community Relations Services function and realign as needed.**

Funding for all HUD programs is on the decline, including funding for operations, capital improvements, and Community Relations. As the Tulsa Housing Authority transitions to full compliance with Asset Management requirements, it will become increasingly important to ensure that the resources for Community Relations are effectively spent and have the greatest impact possible to remain consistent with the agency's overall mission. As a result, this goal is presented to maximize the

effectiveness of the Community Relations resources and continuously identify ways to capitalize on other services provided throughout the service area.

**Objectives under this goal are:**

- **Objective A:** Board to establish annual commitment for Community Relations functions.
- **Objective B:** Review existing programs, staffing levels, and funding sources to evaluate the continued feasibility of individual efforts.
- **Objective C:** Develop annual grant plan and ensure that grant benefits exceed administrative requirements.
- **Objective D:** Develop cost analyses to assess the services provided and ensure the financial viability of each.
- **Objective E:** Continue to coordinate and expand linkages to other local providers.

UPDATE: THA has focused on maintaining the same level of programs available to our residents even with minimal funding. Programs were reviewed to determine which were most beneficial for the residents to keep them on the road to self-sufficiency. Community Relations Department identified the main need as employment readiness and prompted the creation of a soft skills job readiness curriculum called S.A.G.E. (Skills for Attaining Gainful Employment) so residents would be able to learn valuable skills in gaining employment. Since this program started in November 2007, 100 residents have enrolled and 35 have successfully completed the six week program. Many others had begun the program and left before completion to obtain a GED, enroll in college or employment.

In this time of dwindling funding we have relied more on our agency partners expanding on existing programs they offered in the Resource Centers and have built new partnerships as well.

**Goal #3: Expand THA's Development Activities.**

The Housing Authority of the City of Tulsa has developed a streamlined Development Process which includes due diligence requirements and analysis tools. Staff will utilize this process and the related tools to research and analyze development opportunities. In FY2008, it is the goal of THA's Real Estate Development Department to locate and identify opportunities to develop housing, commercial and residential projects for THA and other Non-Profit Entities.

**Objectives under this goal are:**

- **Objective A:** Identify and analyze prospective existing multifamily projects for acquisition and rehabilitation.
- **Objective B:** Procure Tax Credit consultants to assist in preparation of Tax Credit applications as well as other capital grant applications.
- **Objective C:** Identify other entities with which THA can form partnerships for development of various types of housing-related projects.
- **Objective D:** Research and analyze opportunities to develop single family homes.

UPDATE: THA has met the above goal over the past five years. The THA Development Staff has developed an acquisition feasibility approach that was utilized to analyze several multifamily properties as prospective sites for acquisition. THA also procured a qualified organization to provide tax credit consulting as well as other professional firms to provide services that include: architectural, engineering, appraisals, etc. THA also formed a partnership, Yale Avenue Apartments, LLC. with the Mental Health Association in Tulsa, Inc. for the construction of a 76 unit residential complex for the initiative known as "Building Tulsa, Building Lives (BTBL)." THA Development Staff also participated in BTBL by performing site analysis, conceptual design, construction management, and land acquisition.

#### **Goal #4: Enhance and Target Entrepreneurial Activities**

As funding from Congress and HUD continues to decline, it is critical that the Tulsa Housing Authority develop and implement initiatives that are unrestricted and revenue producing. This will allow the agency to capitalize on its resources and to expand the scope of core activities to entrepreneurial efforts. THA has developed a property management entity that has received designation as a Real Estate Broker. THA will utilize this entity along with THA existing development staff to create entrepreneurial opportunities with single family home acquisition and sales as well as multifamily and commercial properties.

#### **Objectives under this goal are:**

- **Objective A:** Develop a written single family home entrepreneurial plan.
- **Objective B:** Utilize a local contracted Real Estate Agency to assist in identifying single family homes for purchase and for marketing existing homes for sale.
- **Objective C:** Meet with local Real Estate Agencies to provide information concerning THA's homeownership programs and forms of down payment assistance.
- **Objective D:** Utilize "Brokers Open" on homes to increase traffic of prospective buyers.

UPDATE: THA's Development Department developed a written feasibility analysis plan for single family homes. THA also procured a local Real Estate Broker for the marketing of THA's single family homes and vacant land.

## **Section 6.0 Attachments**

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission. (Updates will be noted if applicable).

## **PHA Plan Elements.** (24 CFR 903.7)

### **1. Eligibility, Selection and Admission Policies, including Deconcentration and Wait List Procedures**

Since no changes have occurred in THA's policies, the only required element to be sent to HUD is **Deconcentration**.

- a) THA has public housing developments which are covered by the de-concentration rule.
- b) All covered developments have incomes within the range of 85% to 115% of the average incomes of all such developments, with the upper range not being less than the limit at which a family would be defined as extremely low income.

### DECONCENTRATION POLICY

It is the policy of the Housing Authority of the City of Tulsa (THA) to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

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

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement. See attachments for recent analysis of jurisdiction.

#### Deconcentration Incentives

THA may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

*Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.*

#### Offer of a Unit

When THA discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration

goal and/or the income targeting goal.

THA will contact the family first by telephone to schedule an appointment. If the family cannot be reached by telephone, the family will be sent notification via first class mail.

After meeting with the Resident Selection Staff, an appointment will be made for the family to visit the development, view the unit and sign a lease agreement. If the family rejects the offer of the unit, THA will offer the unit to the next person on the waiting list in compliance with the aforementioned procedure.

## **PHA Plan Elements                      2. Financial Resources**

Not a required element to be submitted to HUD since no changes occurred since last submission.

## **PHA Plan Elements                      3. Rent Determination**

Not a required element to be submitted to HUD since no changes occurred since last submission.

## **PHA Plan Elements                      4. Operation and Management**

Not a required element to be submitted to HUD since no changes occurred since last submission.

## **PHA Plan Elements                      5. Grievance Procedures**

Not a required element to be submitted to HUD since no changes occurred since last submission.

## **PHA Plan Elements                      6. Designated Housing for Elderly and Disabled Families**

Not a required element to be submitted to HUD since no changes occurred since last submission.

## **PHA Plan Elements                      7. Community Service and Self-Sufficiency**

Not a required element to be submitted to HUD since no changes occurred since last submission.

## **PHA Plan Elements                      8. Safety and Crime Prevention**

Not a required element to be submitted to HUD since no changes occurred since last submission.



## **PHA Plan Elements 9. Pets**

Not a required element to be submitted to HUD since no changes occurred since last submission.

## **PHA Plan Elements 10. Civil Rights Certification**

Form HUD-50077-CR (1/2009), Civil Rights Certification is included in the PHA Plan. Also included is form HUD 50077-SL (1/2009), Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan. Both are attached at the front of the plan.

### **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.

### **PHA Plan Elements                      11. Fiscal Year Audit**

Not a required element to be submitted to HUD. On file at THA Central Office.

### **PHA Plan Elements                      12. Asset Management**

Not a required element to be submitted to HUD since no changes occurred since last submission.

### **PHA Plan Elements                      13. Violence Against Women Act (VAWA)**

The Tulsa Housing Authority (THA) is in full compliance with the Violence Against Women Act (VAWA) to extend the rights and protections it affords to qualified Public Housing residents and Voucher participants who are victims of domestic violence, dating violence, sexual assault and stalking.

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THA provides notification of the provisions of VAWA to all Public Housing residents, Voucher participants and landlords participating in the Voucher program. Residents and Participants are notified at their initial lease in and at their annual recertification.

All new participating owners on the Voucher program are notified in writing of the VAWA requirements when initially placed on the program. All existing owners were notified in writing via email of the VAWA requirements.

THA staff received training about the protections afforded by VAWA and are alert to the various situations in which residents or participants may need to be reminded of their possible VAWA protections.

A copy of the adopted VAWA policy is as follows:

## **HOUSING AUTHORITY OF THE CITY OF TULSA VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY**

### **I. Purpose and Applicability**

The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth THA’s policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by THA of the Section 8 Housing Choice Voucher, Public Housing and the Section 8 Project-based program under the United States Housing Act of 1937. Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

### **II. Goals and Objectives**

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by THA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between THA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by THA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by THA.

### III. Other THA Policies and Procedures

This Policy shall be referenced in and attached to THA's Five-Year Public Housing Agency Plan. THA's annual public housing agency plan shall also contain information concerning THA's activities, services or programs relating to domestic violence, dating violence, and stalking. To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of THA, the provisions of this Policy shall prevail.

### IV. Definitions

As used in this Policy:

**A. *Domestic Violence*** – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

**B. *Dating Violence*** – means violence committed by a person—

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - (i) The length of the relationship.
  - (ii) The type of relationship.
  - (iii) The frequency of interaction between the persons involved in the relationship.

**C. *Stalking*** – means –

- (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
  - (i) that person;
  - (ii) a member of the immediate family of that person; or
  - (iii) the spouse or intimate partner of that person;

- D. *Immediate Family Member***- means, with respect to a person –
- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
  - (B) any other person living in the household of that person and related to that person by blood or marriage.
- E. *Perpetrator*** -means person who commits an act of domestic violence, dating violence or stalking against a victim.

## **V. Admissions and Screening**

- A. *Non-Denial of Assistance*.** THA will not deny admission to the Section 8 Housing Choice Voucher program, Public Housing or the Section 8 Project-based programs to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.
- B. *Admissions Preference*.** (Section 8 Housing Choice Voucher Program and Public Housing only) Applicants for housing assistance from THA will receive a preference in admissions if the applicant family is residing in a public or private shelter as a result of domestic violence; and/has had actual or threatened physical violence directed against the applicant or the applicant's family by a spouse or other household member who was living in the unit with the family.

The actual or threatened violence must have occurred with the past 6 months prior to certification or be of a continuing nature. Domestic violence will be considered "continuing" if the applicant provides medical records, police reports, or statements from a qualified domestic violence social worker documenting repeated abuse and the most recent episode was not more than six (6) months prior to the date that THA is certifying the applicant eligible for assistance.

## **VI. Termination of Tenancy or Assistance**

- A. *VAWA Protections*.** Under VAWA, public housing residents and persons assisted under the Section 8 Housing Choice Voucher and Section 8 Project-based programs have the following specific protections, which will be observed by THA:
1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by THA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:
  - (a) Nothing contained in this paragraph shall limit any otherwise available authority of THA or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither THA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
  - (b) Nothing contained in this paragraph shall be construed to limit the authority of THA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or THA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.
- B. Removal of Perpetrator. Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, THA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by THA. Leases at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by THA, shall contain provisions setting forth the substance of this paragraph.

## VII. Verification of Domestic Violence, Dating Violence or Stalking

- A. *Requirement for Verification.* The law allows, but does not require, a Section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. THA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by THA. Section 8 owners or managers receiving rental assistance administered by THA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form – (HUD form 50066)* by providing to THA a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
  2. *Other documentation* - by providing to THA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
  3. *Police or court record* – by providing to THA a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.
- B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is

requested by THA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

- C. *Waiver of verification requirement.* The Vice President of Assisted Housing or Housing Operations or Designee may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Vice President of Assisted Housing or Housing Operations or Designee. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

## **VIII. Confidentiality**

- A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to THA shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:
1. requested or consented to by the individual in writing, or
  2. required for use in a Public Housing or Section 8 Projected-based site eviction proceedings or in connection with termination of Section 8 assistance, as permitted in VAWA, or
  3. otherwise required by applicable law.
- B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 tenant or project-based rental assistance programs administered by THA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

## **IX. Transfer to New Residence**

- A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, THA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer of a Section 8 participant or a Public Housing resident to a different unit in order to reduce the level of risk to the individual. A participant/resident who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the participant or another member of the household who is or



was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

- B. *Portability.* A Section 8 Housing Choice Voucher participant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

## **X. Court Orders/Family Break-up**

- A. Court orders. It is THA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by THA. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.
- B. Family break-up. Other THA policies regarding family break-up are contained in THA's Section 8 Administrative Plan, Occupancy Policy and Resident Selection Plans.

## **XI. Relationships with Service Providers**

It is the policy of THA to cooperate with organizations and entities, both private and governmental, which provide shelter and/or services to victims of domestic violence. If THA staff becomes aware that an individual assisted by THA is a victim of domestic violence, dating violence or stalking, THA will refer the victim to such providers of shelter or services as appropriate. This Policy does not create any legal obligation requiring THA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case.

## **XII. Notification**

THA shall provide written notification to applicants, residents, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

## **XIII. Relationship with Other Applicable Laws**

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

**XIV. Amendment**

This policy may be amended from time to time by THA as approved by the THA Board of Commissioners.

**Section 6.0(b) 2010 Annual Plan Availability**

AMP Site Number	Site	Address	City	State	Zip
	THA Website	<a href="http://www.tulsahousing.org">www.tulsahousing.org</a>			
	THA-Central Office	415 E Independence	Tulsa	OK	74106

**Management Offices and Resident Associations Of:**

OK0730000-01	Seminole Hills	1624 E Virgin	Tulsa	OK	74106
OK0730000-03	Comanche	3608 N Quaker	Tulsa	OK	74106
OK0730000-04	Pioneer	901 N Elgin	Tulsa	OK	74106
OK0730000-05	Apache Manor	2402 N Marion	Tulsa	OK	74115
OK0730000-06	Mohawk Manor	3637 N Birmingham	Tulsa	OK	74110
OK0730000-07	Hewgley Terrace	420 S Lawton	Tulsa	OK	74127
OK0730000-08	Riverview Park	2212 S Jackson	Tulsa	OK	74107
OK0730000-10	Sandy Park	6301 W 11 <sup>th</sup> Place	Tulsa	OK	74127
OK0730000-12	Parkview Terrace	1615 W 59 <sup>th</sup> Street	Tulsa	OK	74107
OK0730000-13	Lafortune Tower	1725 SW Boulevard	Tulsa	OK	74107
OK0730000-17	South Haven Manor	4012 W 56 <sup>th</sup> Pl	Tulsa	OK	74107
OK0730000-18	East Central Village	12330 E Archer	Tulsa	OK	74116
OK0730000-19	Scattered Sites	40 N Atlanta Ave	Tulsa	OK	74110
	County Club Gardens	446 W Latimer	Tulsa	OK	74127
OK0730000-26	Hope VI Phase I				
OK0730000-27	Hope VI Phase II				
OK0730000-28	Hope VI Phase III				
OK0730000-29	Hope VI Phase IV				
OK0730000-30	Hope VI Phase V				
	Section 8 Sites				
	Murdock Villa	828 S Wheeling	Tulsa	OK	74104
	Inhofe Plaza	6565 S Newport	Tulsa	OK	74136
	The Meadows	2820 S 116 <sup>th</sup> E Ave	Tulsa	OK	74126
	Towne Square Apts	1607 E Young	Tulsa	OK	74106

**Section 7.0 Attachments**

**Part 7 (a) HOPE VI or Mixed Finance Modernization or Development**

Not a required element to be submitted to HUD since no changes occurred since last submission.

**Part 7 (b) Demolition and/or Disposition**

September 2009, THA submitted via PIC a DeMinimis Exception application to have 4 Public Housing units removed from Comanche Park Apartments, OK07300003.

The 4 units were all ground floor, one bedroom units located at 1331,1333,1335,1337 East 36 Street North, Tulsa, OK 74106. The units were damaged beyond repair in an explosion on May 31, 2008 and were demolished on July 18, 2008. The THA Board voted unanimously to rebuild these units at another location and passed the resolution on March 30, 2009.

#### **Part 7 (c) Conversion of Public Housing**

Not a required element to be submitted to HUD since no changes occurred since last submission.

#### **Part 7 (d) Homeownership**

Not a required element to be submitted to HUD since no changes occurred since last submission.

#### **Part 7 (e) Project-based Vouchers**

Not a required element to be submitted to HUD since no changes occurred since last submission.

### **Section 8.1 Attachments**

<b>See attached files:</b>	<b>ok073a01</b>	<b>2005</b>
	<b>ok073b01</b>	<b>2006</b>
	<b>ok073c01</b>	<b>2007</b>
	<b>ok073d01</b>	<b>2008</b>
	<b>ok073e01</b>	<b>2009</b>
	<b>ok073f01</b>	<b>2009s</b>
	<b>ok073g01</b>	<b>2010</b>
	<b>ok073h01</b>	<b>Pioneer</b>
	<b>ok073i01</b>	<b>Hewgley</b>

### **Section 8.2 Attachments**

#### **8.2 Capital Fund Program Five-Year Plan**

See attached files: ok073j01

### **Section 9.0 Attachments**

#### **Section 9.0 Housing Needs**

##### **1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

## **SOURCES:**

### **2010 Consolidated Plan City of Tulsa Housing Authority FY 2009 Consolidated Plan (One Year Plan) for the City of Tulsa**

#### **Estimate of Housing Needs for the Next Five Years**

##### **Current housing needs were determined through review of:**

- the City of Tulsa's Comprehensive Housing Affordability Strategy (CHAS) data sets compiled by HUD 2000,
- 1990 and 2000 Census data, 2008 estimate and 2013 projection,
- Community Services Council of Greater Tulsa,
- HUD Homeless Survey,
- Tulsa Housing Authority records,
- Oklahoma Department of Commerce projections,
- Tulsa Metropolitan Chamber of Commerce estimates and projections,
- KidsCount Oklahoma 2009 factbook,
- 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.

#### **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)

**Need:** According to HUD's Comprehensive Housing Affordability Strategy (CHAS) Data book based on the 2000 Census, of 140,071 owner households, 27.6% or 38,650 are extremely low, low and moderate income. Of that amount, 11.8% or 16,461 households from these three income groups pay more than 30% of their adjusted gross income for housing. Elderly households comprise 43% of these households.

If housing costs consume a disproportionate share of total household income, based on established proportions, maintenance becomes a secondary concern for many households. As such, assistance is needed to bring substandard housing, in need of rehabilitation, up to Section 8 Housing Quality Standards. Rehabilitation also assists a community in maintaining its inventory of affordable housing.

**Strategy:** The City of Tulsa's strategy is to continue home improvement programs designed to eliminate code violations and other deficiencies to make homes more livable

and attractive, stabilize property values, improve neighborhoods, preserve existing housing stock, and eliminate slum and blight.

**Performance:** The City of Tulsa's Working in Neighborhoods Department used CDBG funds to assist 79 existing homeowners in 2008-2009 through a **HOME Rehabilitation** program. The services were concentrated in a designated Housing Reinvestment Area which targets structures where major systems are in danger of failure (roof, plumbing, etc.). Assistance up to \$25,000 per housing unit was available to eligible individuals. Of the 79 homeowners assisted with rehabilitation services, 67 were female heads of household and 40 were elderly.

68 households were at 0% - 30% of the area median family income  
11 households were at 31% - 50% of the area median family income  
00 households were at 51% - 60% of the area median family income  
00 households were at 61% - 80% of the area median family income

Another project, the **Sewer Line Grant Program**, was also operated through the City of Tulsa's Working in Neighborhoods Department. CDBG funds were used to install, repair, or replace sewer lines for 31 income-eligible owner occupants, exceeding the proposed goal of 20. Of the households assisted, 25 were female heads of household and 18 were elderly.

16 households were at 0% - 30% of the area median family income  
07 households were at 31% - 50% of the area median family income  
05 households were at 51% - 60% of the area median family income  
03 households were at 61% - 80% of the area median family income

### **Cost Burden**

Every household should have high-quality options which cost less than 30% of the household's gross income – housing affordability. For example, a household earning Tulsa's median income of \$39,373 (2008 American Community Survey, US Census) could afford to spend about \$980 per month on housing-related expenses. While low-income households frequently have the hardest time finding housing that is affordable to them, this definition of affordability is much broader than simply low-income housing.

### **HOMELESS NEEDS**

Community Service Council of Greater Tulsa (CSC) holds regular meetings of the Homeless Services Network (HSN) support advocacy initiatives, educational opportunities, and service planning for all organizations serving homeless populations in Tulsa.

- HSN sponsored a one-night **survey** of homeless populations in Tulsa on January 19<sup>th</sup>, 2009 in order to meet federal information requirements and better understand local homeless conditions.

- At the request of the Tulsa Levee District, the HSN organized special outreach, case management, and housing initiatives to assist with the **relocation** of homeless individuals inhabiting make-shift structures (Tent City) on levee property. Members of the HSN

developed service objectives, a communication plan, and a time frame in order to establish a humanitarian response to this condition.

- CSC staff spent extensive time communicating with the media providing background information on the entire relocation process.

### **Homeless Management Information System**

CSC is the host organization for the Homeless Management Information System (HMIS) that **registers homeless clients in the ShareLink system and supports inter-agency case management.**

- Agencies participating in the HMIS include 12&12, Volunteers of America, Mental Health Association in Tulsa, Salvation Army Center of Hope, John 3:16 Mission, Day Center for the Homeless, Tulsa County Social Services Shelter, Family and Children's Services Homeless Outreach Team, Legal Aid of Oklahoma, and Restore Hope Ministries.

- 73% of Tulsa County's homeless beds and all eligible service programs funded by HUD Supportive Housing SuperNOFA are tracking homeless client data in ShareLink.

- Total clients in Sharelink: 19,699.

- Total clients in Sharelink entered by HMIS including Restore Hope: 16,622. Total clients in Sharelink entered by HMIS not including Restore Hope: 7,931.

- Total number of unduplicated clients staying in participating shelters Jan 1 - June 30, 2006: 2,489.

- 98% of clients in ShareLink have agreed to share information to facilitate service coordination.

Homeless Program—Transitional Housing Pilot Program - OHFA administers a Housing Pilot Program that places homeless individuals and families in transitional housing and provides them with case management services. Through the pilot project, OHFA pays insurance, taxes, maintenance and utility bills at transitional homes operated by 11 shelters or community action agencies across the state. OHFA also has a homeless preference policy to decrease the waiting period for families

### **OTHER SPECIAL NEEDS**

From 10/01/08 thru 9/31/09, Housing Partners of Tulsa, Inc. (HPT) used HOME funds and as an active CHDO to create, retain, or develop affordable housing for low and moderate-income persons. HPT used \$62,782 for rehab activities, completing the rehab on 3 homes at an average cost of \$24,818. No additional houses were acquired during the year and 3 properties were sold at an average price of \$77,524, which is well below the after-rehab limit of 95% of the median purchase price of homes in Tulsa. (Median purchase price is \$110,800; 95% = \$105,260). In sub-recipient activities, HPT provided homebuyer education to 263 clients, one-on-one financial counseling to 115 clients, and down payment and closing cost assistance to 17 income-eligible homebuyers.

00 households were at 0% - 30% of the area median family income

06 households were at 31% - 50% of the area median family income

01 household was at 51% - 60% of the area median family income

10 households were at 61% - 80% of the area median family income

### **General Needs of the Elderly**

*Tulsa Area Agency on Aging issues an annual Area Plan, which lists needs and priority services of older Oklahomans. A copy of this and related documents may be found at Urban Development Division offices, 111 S. Greenwood Ave., Tulsa, OK 74120 (918) 596-7688.*

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. The 2000 Census shows 13,389 households with a mobility or self-care limitation. The 2008 Census estimate doesn't show this figure.

### **Mentally, Physically and Developmentally Disabled**

It is estimated that approximately 7,500+ persons with developmental disabilities reside in Tulsa County (2% of the total population). Of that amount, 1,500+ 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. 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 3+ individuals. Architectural modification to accommodate renters with special needs is sometimes 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.

A new initiative led by Fannie Mae to develop a home ownership mortgage product for this population is called. 'HomeChoice'. This program is designed to meet the needs of low- and moderate-income homeowners and first-time homebuyers with disabilities or a family member with disabilities living with them, the HomeChoice Program offers borrowers the ability to affordably purchase a home. The first mortgage is through Fannie Mae, with a second mortgage used for down payment assistance.

A continuum of housing, support services, employment training and placement opportunities should be available to 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 AIDS**

One population in need of assisted living and associated supportive services are those living with AIDS and HIV. Data from the Community Service Council of Greater Tulsa (CSC) through December 31, 2005 reports 1,648 HIV/AIDS cumulative case reports for the city of Tulsa.

The challenges of addressing HIV/AIDS in Tulsa have changed over the last five years. Federal funding cutbacks, demographic shifts, and the advances in treatment protocols have all impacted planning for and provision of housing and supportive services for persons living with HIV/AIDS. The new anti-retroviral drugs called protease inhibitors have had a powerful effect on many people living with HIV/AIDS. Those who have successfully taken protease inhibitors are experiencing significantly improved health and increased life expectancy. Many in this group consider re-employment and the impact of returning to work on their medical and disability benefits. As the HIV/AIDS population changes, the service needs do as well, including the need for chemical dependency services, mental health services, and issues of homelessness.

Within the HIV/AIDS community, the primary housing needs include the following:

- Affordable housing
- Emergency housing
- Transitional housing

On average, monthly income for a person living with HIV/AIDS is approximately \$560. According to data collected for Tulsa C.A.R.E.S. 2003 Housing Needs Assessment, this amount is often the only income supporting a family of up to two people. With average rent costs in the Tulsa area approximately \$600 per month, the disparity between income and rising housing costs places many individuals and families at risk for homelessness. While emergency shelters are available, often the health conditions and of persons living with HIV/AIDS precludes shelter as a viable option in emergency situations. For those transitioning from shelter, hospital, or treatment, there are even fewer options.

Prejudice against the poor, people of color, immigrants, gays and lesbians, and those with a history of mental illness, chemical addiction, incarceration, and/or homelessness, in addition to community concerns, are significant barriers to siting and developing appropriate, affordable housing for people living with HIV/AIDS and their families. With 1,648 reported cases of HIV/AIDS in Tulsa alone, there is an overwhelming need for improving coordination and collaboration at every level in the systems of funding and delivery of medical, social, housing, HIV/AIDS, job training, mental health and chemical dependency services.

The best quality and most cost-effective care and range of services may not be delivered because no one entity is responsible or accountable for assuring that the consumer's full spectrum of needs is addressed. At the entry level, consumers do



not have ready access to the array of needed services. Once engaged, consumers may have to be enrolled with a number of different case managers and/or attempt to negotiate the service systems themselves, a time-consuming, wasteful, and ineffective process.

The Housing Opportunities for People with AIDS HOPWA program helps people who are HIV-positive and are homeless or at high risk of being homeless. Assistance from the HOPWA program may come in the form of helping a family find a place to rent, providing utility or rental assistance, or providing housing counseling. OHFA works with CarePoint and Tulsa C.A.R.E.S. to administer the HOPWA program. For more information about HOPWA, call CarePoint in Oklahoma City at (405) 232-2437 or Tulsa C.A.R.E.S. in Tulsa at (918) 834-4194.

### **LEAD-BASED PAINT HAZARDS**

According to the Comprehensive Housing Affordability Strategy Data book, approximately 70% of Tulsa's housing stock contains lead-based paint (126,887 units). This figure is consistent with national averages and assumes all structures built prior to 1978 contain some level of lead. Both the Oklahoma State Health Department and Tulsa City-County Health Department were consulted for incidences of lead-based paint poisonings.

During FY 2008-2009, 35 applications were received by the City of Tulsa for lead-based paint (LBP) hazard inspections. The City was unable to assist with three of those applications because the estimated cost to complete the work exceeded the program limits. The City submitted 15 jobs to contractors for repairs which were completed. The remaining 17 applications will be addressed during FY 2009-2010.

The City continues to experience decreased attainment rates of the program's goal due to several factors. Most notably is the expense of implementing the HUD's Lead-Based Paint Hazard Act Rules.

Only a small number of contractors with lead-based paint hazard remediation experience have become comfortable with City expectations and more proficient in their performance. As a result, the City has aggressively tried to recruit, educate and certify contractors to address lead-based paint hazards. This effort has taken a significant amount of time with minimal results. Recruiting additional qualified and capable contractors to perform rehabilitation work will continue to be a priority goal.

Because lead hazard management is an important but costly activity, the City of Tulsa uses CDBG funds to purchase a NITON® XRF analyzer to streamline the LBP detection process and assist the City's HUD grant sub-recipients in their needs for LBP detection. This equipment will provide the City with a \$12,000 per year cost savings over the next three years. The City is also able to provide same-day test results, which previously took 30 – 60 days.

### **Lead-Based Paint and Housing Stock**

A total of 126,981 housing units in Tulsa were built prior to 1980. Of that amount, 51,541 were renter and 75,440 were owner units. It is assumed that renter occupied housing is more likely to experience problems with lead-based paint, and that further, units occupied by low-income households are likelier to have had less upkeep and maintenance.

There are a total of 48,115 such renter units for very-low and other low-income households. While those 48,115 renter units may have the potential to contain lead-based paint, it is unlikely in light of the local and State Health Departments' findings.

Of greater local concern is HUD's Lead Based Paint Hazard Final Rule regulations and implementation. This Rule makes abatement more costly and widespread, further reducing the City's ability to stretch limited housing rehabilitation dollars.

### **HOUSING MARKET ANALYSIS**

#### **General Characteristics/Population Overview**

Tulsa experienced slow growth from 1980 to 1990, with only a 2% increase in total population. The growth ballooned to 7.5% from 1980 to 1990. Population in 2000 was 392,969, slightly higher than the original estimate of 392,775. The 2008 Census estimate is 383,768 and the 2013 projection is 380,851.

The majority of the population (62%) is made up of families. Persons living in non-family households comprised 32% (people living alone or with non-relatives); and persons residing in group quarters comprised 5% (nursing homes, dormitories, etc.).

Tulsa's population, like the rest of the nation, is aging. The median age of the total population in 1980 was 29.9; in 1990 it was 33.1. The 2008 Census projection is 34.5. Similarly, household size continues to shrink. Median family income appears to be increasing -- from \$33,068 in 1990, to \$37,620 in 1994, to \$39,373 in 2008 (2008 American Community Survey, US Census).

#### **Racial Composition**

In 1990, 79% of the population was white; 13% was black; 3% was Hispanic; 4% was Native American; and 1% was Asian/Pacific Islander.

In the 2008 Census estimate, 71.0% of the population was white, 8.8% was black, 7.5% was Hispanic, 7.0% was American Indian and 1.5% was Asian/Pacific Islander.

This represents substantial decreases for both whites and blacks. The Hispanic increase was almost double.

#### **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.

Census tracts which meet the concentration definition for blacks (greater than 16.42%)

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

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

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

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

### **Locational Policy**

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

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

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

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.

Current estimates of assisted housing by Planning District follow. The estimates of assisted housing by Planning District and Sub-district utilized for this determination will be updated to reflect the most current data on total number of dwelling units and total number of subsidized units.

### **Consistency with the Consolidated Plan**

In addition, all new construction, rehabilitation or conversion of other uses in any area shall be consistent with the Comprehensive Plan for the area. The site and neighborhood standards developed by HUD and other Federal agencies as may be applicable shall apply to all project-based new construction and rehabilitation. Any changes in HUD-drafted or other Federal agency policy on site and neighborhood standards will automatically become an underlying requirement to be incorporated in the Consolidated Plan.

### **Housing Trends**

Tulsa ranked as the most affordable housing market in Oklahoma, according to a 2009 survey done by Coldwell Banker. The housing needs analysis indicated that Tulsa's housing supply and demand are well-matched for many income groups and there are some opportunities to develop new housing that will meet gaps in Tulsa's current inventory, along with accommodating the city's future population growth. The appendix to this Housing Chapter provides a more detailed description of the methodology and growth forecasts used in this analysis.

Owner-occupied housing in Tulsa holds a larger share of total housing in the city and is in general, mostly priced for households with annual incomes of less than \$75,000/year. Future demand for ownership housing in this price range (often described as "workforce ownership housing") will continue; there will also be increased demand for higher-income housing in an urban setting, as seen in many other cities of Tulsa's size.

The median sale price for homes in Tulsa is \$110,800 (the national median price for a new home is \$129,000), up from \$94,000 five years ago. Approximately 70% of the homes sold in Tulsa are within reach of the median income household at prevailing interest rates. This represents a drop from last year when approximately 73.5% of homes sold in Tulsa were within reach of the median household income.

Over-building since the 1980s has 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, 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 past ten years also contributed to expanded housing options.

### **Rental Market**

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Tulsa's rental housing inventory is relatively well-fit with its population; most of the city's renters earn under \$35,000/year and most rental units are priced accordingly. In the future, there will be demand for both additional rental units for both lower income households (those earning less than \$15,000 annually), along with moderate to high income households (those earning over \$35,000 annually). These rental units would serve to accommodate some families who are likely overpaying (spending over 30% of income on housing) and some upper-middle and high-income households who would like to rent but cannot find high-amenity and more expensive rental housing available.

Tulsa continues to have some of the best rates among similar cities. Average rental rates are \$476 for one bedrooms and \$603 for two bedrooms. Occupancy rates continue to decrease due to the soft housing market and current economic slump. Although still 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 increase of new employees in neighboring communities, which may create a new demand for housing within Tulsa.

Fair market rents for the Tulsa area can be found on HUD's website at [www.hud.gov](http://www.hud.gov).

### **Tulsa 2030 Goal and Tulsa's Housing Need**

The Tulsa 2030 Goal was designed to meet the city of Tulsa's demand for a variety of housing types and address the gaps in housing by income range. A housing need analysis was conducted to ensure that Tulsa can fill in gaps in the city's existing housing supply and meet the needs of its future demographics, such as those of an aging population.

Based on this analysis, the Tulsa 2030 Goal included about 64% single family homes, 8% townhomes and 28% multi-family units, both ownership and rental. While this new housing mix reflects a shift from current trends, it would also serve to meet the affordability needs of Tulsa's future citizens.

The diversity and location of housing was designed to fit best with Tulsa's existing character. This means that the most compact condos and apartments would be located in the downtown and along major corridors. Townhomes and compact single family homes would be located in vacant areas of existing single family neighborhoods, where compatible and appropriate. This would help ensure that there is housing to meet every Tulsan's need, while preserving the city's single family neighborhoods.

In the Tulsa 2030 Goal, Tulsa's downtown would see about 2,000 new units, 90% of which would be apartments or condos – many in mixed-use buildings with retail on the ground floor. This housing would range from condos with many amenities to entry level housing for young professionals and couples to senior oriented apartments designed for a maintenance-free lifestyle.

The Tulsa 2030 Goal extends beyond downtown and across the city. For example, North Tulsa would see about 8,800 new units, most of which would be single family homes.

Tulsa 2030 Goal considered the strong infill development potential of North Tulsa, along with opportunities for commercial space.

### **Housing Inventory**

Data taken from the 2006-2008 American Community Survey, US Census, reports a total of 186,179 total family households. This is a decrease of 6,740 from 2000, or 3.4%. Of that amount, 87.8% or 163,476 units are occupied. This occupancy rate has remained stable, dropping only 0.2% in the past eight years. Homeowners make up 47.9% of that amount, with renters at 39.9%. This represents consistent 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.

Data taken from the 2006-2008 American Community Survey, US Census, reports an overall vacancy rate of 12.2%.

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

### **Employment Trends**

The Tulsa area's unemployment rate dipped to 7.4 percent in November from a revised 7.7 percent in October, according to preliminary data from the Oklahoma Employment Security Commission.

In November 2008, the metro area had a 4.4 percent jobless rate.

The Tulsa area lost 900 nonfarm jobs in November, giving it a total of 428,000 jobs, the OESC reported Tuesday. That total represented a loss of 12,000 jobs from the same time a year earlier.

All 372 of the nation's metro areas posted higher unemployment rates in November than a year earlier, according the Bureau of Labor Statistics.

It said 17 areas had jobless rates of at least 15 percent, while 13 areas saw rates below 5 percent.

### **Implication of Market Conditions for Housing Programs and Strategies**

#### Rental Assistance Programs

The Tulsa Housing Authority currently administers 4,681 Section 8 vouchers and 2,504 public housing units. 1694 are on the Authority's public housing waiting list. A staggering 6922 are on the Authority's S8 vouchers wait list. The Section 8 Housing Choice Voucher wait list was closed to new applications November, 2009 until further notice.

If rental rates continue to increase, as has been the trend for the past five years, fewer

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

#### New Construction

As part of its continued growth and development, the City of Tulsa is expected to add lower income households, which could benefit from assisted housing construction, particularly units for the elderly and developmentally disabled. Specific activities toward that end may include:

1. promotional activities seeking private non-profit developers to apply for Section 202 elderly housing and Section 811 supportive housing for persons with disabilities; and
2. technical assistance, as requested and to the extent possible, to non-profit sponsors of Section 202/811 programs in finding suitable sites and proceeding through the City's development processes;
3. exploration by the City of opportunities to leverage HOME funds with other development and housing funds such as Low Income Housing Tax Credits.

As vacancy rates continue to increase, it is expected that the market demand for additional new construction of affordable and market rate rental units will lessen.

#### Rehabilitation

With 29,856 housing units in Tulsa built prior to 1960, more effort will be required to maintain an aging housing stock. The City of Tulsa continues to seek funding opportunities available through the Community Development Block Grant (CDBG), HOME, and weatherization programs, all of which will be targeted to lower-income, owner-occupied households.

#### Housing For People With Special Needs

Past and future deinstitutionalization along with a mandate to reduce prison populations has created a need for housing and supportive services for special populations. Of particular concern are those persons being released from penal institutions. These hard-to-house people are more likely to end up on the streets and in the Tulsa's emergency shelter system, creating an additional burden on limited resources.

Service providers estimate a need of 300-400 additional beds for substance abusing parolees in need of supportive housing. Freedom House contracts with the Oklahoma Department of Corrections and the U. S. Probation Office to provide transitional housing (65 beds) for this population as they integrate back into the community. A second transitional housing facility (41 beds) targeted toward substance abusing female parolees opened in January 1994.

In addition, a need exists for disabled-accessible units. Presently, it costs approximately \$4,500 per unit to retrofit units with handrails, wider doorways, etc. Federal funds for this activity are rare. As such, Tulsa Housing Authority recommends programs developed, funded and implemented locally. Tulsa Housing Authority is in compliance with Section 504 requirements.

Technical assistance will be provided as requested and to the extent possible to non-profit sponsors of supportive housing applications.

### Home Purchase

Existing housing prices and low interest rates provide an attractive climate for home purchases. Public assistance will be provided with HOME funds for the homebuyer program through the City's Community Housing Development Organizations.

The City of Tulsa will encourage the use of tax exempt mortgage revenue bonds (through Tulsa County Home Finance Authority or Oklahoma Housing Finance Agency) to finance home purchases for first-time lower-income home buyers.

With pre- and post-purchase counseling, down payment and closing cost assistance, a strong lease-purchase program would be a feasible means of providing home ownership opportunities to a large segment of low-income renters who currently make rental payments which are equal to or less than a mortgage payment.

Recognizing a need for assistance for prospective homebuyers, local lenders are studying ways in which they may be able to assist in meeting this need. For instance, one lending institution waives origination fees in an effort to remove barriers to homeownership. Others have added bilingual staff members to assist with Hispanic and Asian buyers.

### Homeless

Service providers in Tulsa continue to meet the many needs of homeless persons through a wide spectrum of programs. All shelter providers report an increase in demand for services. While shelter space is currently adequate, the need for employment training and placement, physical and mental health care and transitional housing outdistance current levels of assistance offered. Tulsa Housing Authority has worked with local mental health and homeless providers to devise a fast track system to house clients in immediate need of permanent housing. The Mental Health Association in Tulsa and Tulsa Housing Authority has also partnered to provide affordable rental units to consumers accessing Tulsa's mental health system.

## **PUBLIC AND ASSISTED HOUSING INVENTORY**

### **Housing Authority of the City of Tulsa**

#### **Consolidated Plan Submission FY 2005**

In September of 1967 when the Housing Authority of the City of Tulsa (THA) was created, the need for safe, decent, and sanitary housing was tremendous. Families were living in sub-standard conditions without electricity, gas, or running water. At that time,



almost 20% of the housing units available in the City were sub-standard in some way.

When the Authority opened its first Public Housing Community, Seminole Hills, THA had a waiting list of 2,200 applications for the 150 available units. By the time Comanche Park and Apache Manor were completed, the waiting list had grown to 3,700 applicants. The early demographics of THA showed that 60% of the residents were minors and that single women headed 65% of the households.

The next decade would be the most significant for THA in terms of growth. By 1979, THA had constructed or purchased 2,434 units of public housing. The initial Housing Assistance Program (HAP) had reached its 900-unit maximum and the new Section 8 Certificate program had grown to 1,200 units.

Subsidized housing continued to change and grow during the 1980's. Construction on East Central Village, Murdock Villa, and Inhofe Plaza was completed. The Moderate Rehabilitation and Section 8 Voucher Programs had been introduced and by the mid 1980's, the HAP program had been phased out. By 1989, THA was providing housing for almost 20,000 of Tulsa's citizens and community attention began to focus on the need for social, educational, and employment programs in Public Housing.

This community focus resulted in the development of structured self-sufficiency programs in both Section 8 and Public Housing. In 1990, THA opened what would become the first of 13 Resource Centers for residents at Apache Manor. In 1991, the Section 8 Family Self-Sufficiency Program was introduced; by 1992, THA had officially created a Resident Services Program whose purpose was to address various needs of families in Public Housing. Funding through the Department of Housing and Urban Development enabled THA to create a Security Department to rid THA communities of drugs and criminal activity. A Self-Sufficiency Program for residents of Public Housing was introduced and a Homeownership Program was developed.

As THA's third decade came to an end, THA had grown and evolved into a professional housing agency responsive to resident needs and capable of developing highly creative and innovative solutions to address those needs.

### **Total THA Unit Availability**

<b>Type of Assistance Available</b>	<b>Units 6/2000</b>	<b>Units 6/05</b>	<b>Units 1/10</b>
Public Housing	2,504	2,189	2,504
Section 8 Certificates	152	0	0
Section 8 Vouchers	3,838	4,281	4,681
Towne Square	154	154	145
The Meadows	176	176	176
Inhofe Plaza	149	149	150
Murdock Villa	144	143	143
Moderate Rehabilitation	620	113	113
<b>TOTAL UNITS</b>	<b>7,737</b>	<b>7,205</b>	<b>7,912</b>

This availability of various subsidized housing gives Tulsa families more options for rental assistance than ever before. In total, almost 10,000 units are available for low-income families within Tulsa. This number does not include the units subsidized by Oklahoma Housing Finance Agency. It is anticipated that as the baby boom generation ages and nears retirement, the demand for housing for the elderly will increase. THA will closely watch this situation to ensure that adequate housing is available for this population.

**Reasons for Move-out**

Move out's from 7-1-05 -1-11-2010

- Selected for Section 8: 757
- Deceased or no longer Independent: 944
- Non-payment of rent or other money: 709
- Moved to private apt. or purchased home: 797
- Drug related or criminal activity: 660

**A. 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.

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1694	100	
Extremely low income <=30% AMI	1,526	90	
Very low income (>30% but <=50% AMI)	154	9	
Low income (>50% but <80% AMI)	14	1	
Families with children	583	34	
Elderly families	52	3	
Families with Disabilities	689	41	
White	710	42	
Black	834	49	
American Indian	160	9	
Asian	18	1	
Hispanic	126	7	

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Characteristics by Bedroom Size (Public Housing Only)			
0BR	516	30	
1BR	473	28	
2BR	502	30	
3BR	155	9	
4BR	43	3	
5 BR	5	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6,922		
Extremely low income <=30% AMI	5,606	81	
Very low income (>30% but <=50% AMI)	1,315	19	
Low income (>50% but <80% AMI)	1	0	
Families with children	4,040	58	
Elderly families	364	5	
Families with Disabilities	3,421	49	
White	2,904	42	
Black	3,382	49	
American Indian	673	10	
Asian	82	1	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	269	4	
1 BR	2,071	30	
2 BR	2,821	41	
3 BR	1,487	21	
4 BR	235	3	
5 BR	36	1	

<b>Housing Needs of Families on the PHA's Waiting Lists</b>
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
If yes:
How long has it been closed (# of months)? 2
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

## **Section 9.1 Attachment**

### **Section 9.1 Strategy for Addressing Housing Needs**

Not a required element to be submitted to HUD since no changes occurred since last submission. However, some strategy addressed in the last section.

## **Section 10.0 Attachment**

### **Section 10.0(a) Progress in Meeting Mission and Goals**

In addition to the information already submitted in Section 5.2, the MIS Department is continuing work on the Platform Migration and Business Enhancement Initiative (PMBEI). This project will result in a completely new suite of software to meet most all of THA's business needs. To date, 19 new applications have been placed into production, and 5 applications remain.

The largest and most comprehensive of the applications in PMBEI is the Tenant Accounting (TACT) application. This module will allow staff to manage all building, unit, and tenant data for Public Housing, Project Based Section 8, Market Rent, and Tax Credit properties. This one application will replace three applications in our legacy system.

Development of the TACT module is currently underway and will be completed during calendar year 2010. The Public Housing Property Inspection (PHPI) module has been fully developed and is awaiting deployment into production to coincide with the release of TACT.

Upon completion of TACT, development will begin on the Work Order system, which ties into TACT. The Work Order system will be completed during calendar year 2010.

Pending funding availability, work will begin on the Section 8 Housing Choice Voucher (SEC8) application and Bank Reconciliation (BANK) application. These two applications are tightly integrated and will be released in tandem, as the TACT and PHPI modules are. The SEC8 and BANK applications will be released in calendar year 2012.

In the event that funding is not made available for the development of the SEC8 and

BANK modules, the focus will turn to two new areas: handheld development and accounting software.

THA currently utilizes Symbol PDA devices to manage the receipt & issuance of stock item inventory at the warehouse. In addition, staff at the housing properties utilize the devices to manage the receipt and release of appliances in and out of units. The current handheld system was purchased in 2002 and was developed by a 3<sup>rd</sup> party. The software and hardware is outdated at this point. All software will be developed by THA staff and new hardware will be purchased, with an eye toward usability and reliability. Development of these handheld applications would take between 12 and 24 months.

THA's accounting system was placed into production in 1998. The system has been flexible enough for us over the years to implement a great many enhancements, such as Asset Management. However, there are limitations inherent in the software (such as the fact it is a 16 bit application and the back end database differs from the PMBEI suite) and development of a replacement suite of accounting applications is required for continued flexibility. While a development timeline has not been analyzed at this point in time for the accounting modules, it is understood this will be a multi-year project. This project would include modules for General Ledger, Accounts Payable and Payroll.

## Section 11.0 Attachment

### Section 11.0 Required Submission for HUD Field Office Review.

(Most of the signed Certifications are at the front of the plan)

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations.*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace.*

### Attachment for Section 11.0(b)

#### Programs/Activity Receiving Federal Grant Funding: FW-1182 and FW-3117

AMP	Site	Address	City	County	State	Zip
OK0730000-01	Seminole Hills	1624 E Virgin	Tulsa	Tulsa	OK	74106
OK0730000-03	Comanche	3608 N Quaker	Tulsa	Tulsa	OK	74106
OK0730000-04	Pioneer	901 N Elgin	Tulsa	Tulsa	OK	74106
OK0730000-05	Apache Manor	2402 N Marion	Tulsa	Tulsa	OK	74115
OK0730000-06	Mohawk Manor	3637 N Birmingham	Tulsa	Tulsa	OK	74110
OK0730000-07	Hewgley Terrace	420 S Lawton	Tulsa	Tulsa	OK	74127
OK0730000-08	Riverview Park	2212 S Jackson	Tulsa	Tulsa	OK	74107

OK0730000-10	Sandy Park	6301 W 11 <sup>th</sup> Place	Tulsa	Tulsa	OK	74127
OK0730000-12	Parkview Terrace	1615 W 59 <sup>th</sup> Street	Tulsa	Tulsa	OK	74107
OK0730000-13	Lafortune Tower	1725 SW Boulevard	Tulsa	Tulsa	OK	74107
OK0730000-17	South Haven Manor	4012 W 56 <sup>th</sup> Pl	Tulsa	Tulsa	OK	74107
OK0730000-18	East Central Village	12330 E Archer	Tulsa	Tulsa	OK	74116
OK0730000-19	Scattered Sites	40 N Atlanta Ave	Tulsa	Tulsa	OK	74110
	County Club Gardens	446 W Latimer	Tulsa	Osage	OK	74127
OK0730000-26	Hope VI Phase I					
OK0730000-27	Hope VI Phase II					
OK0730000-28	Hope VI Phase III					
OK0730000-29	Hope VI Phase IV					
OK0730000-30	Hope VI Phase V					
	Section 8 Sites					
	Murdock Villa	828 S Wheeling	Tulsa	Tulsa	OK	74104
	Inhofe Plaza	6565 S Newport	Tulsa	Tulsa	OK	74136
	The Meadows	2820 S 116 <sup>th</sup> E Ave	Tulsa	Tulsa	OK	74126
	Towne Square Apts	1607 E Young	Tulsa	Tulsa	OK	74106

- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions.*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities.* **THA not participating in any lobbying activities.**
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet.* **THA not participating in any lobbying activities.**
- (f) Resident Advisory Board (RAB) comments.

## Attachment for Section 11.0(f)



**MINUTES OF THE  
ANNUAL/ 5 YEAR AGENCY PLAN REVIEW MEETING  
WITH RESIDENT ADVISORY BOARD**

**Tuesday, February 2, 2010**

The Resident Advisory Board met at 2:00 p.m. to discuss the Agency Plan on Tuesday, February 2, 2010 at the Housing Authority of the City of Tulsa, 415 E. Independence, Tulsa, Oklahoma.

Resident Association Presidents (RAP) and/or representatives present:

Lorraine Verbeck	Apache Manor	Kristel Bryant	Parkview Terrace
Calvin Caldwell	Comanche	Mark Chester	Pioneer Plaza
Lucille Doyle	Country Club Garden	Sorea Thompson	Riverview Park
Khadija Johnson	East Central Village	Miguel Macias	Sandy Park
Jessie Cook,	Hewgley Terrace	Brenda Sheppard	Seminole Hills/Whitlow
Derrick Lazenby	Lafortune Tower	Rebecka Morgan	South Haven
Ruth Edwards	Murdock Villa	Kristyn McNack	Parkview Terrace
Bobby Collins	Pioneer Plaza		

Tulsa Housing Authority staff present:

LaDeanna Anderson	Don Hammons
Jill Carpenter	Barbara Henderson
Scott Chesney	Steve King
Terri Cole	Sharon Lovett
Michelle Cunningham	Priscilla Minor
Tiertia Francis	DeAnre Rhodes
LaTanya Freeman	Judy Riordan
James Caligone	Robert Rycraw
Melody Garner	Lucy Terrell
Nakiesha Johnson	Vickie Williams

Sharon Lovett, Senior Manager of Community Relations, opened the meeting and introduced Don Hammons, Senior Vice President/Chief Financial Officer and Tiertia Francis, Compliance Auditor.

Mr. Hammons expressed that the purpose for the meeting was to present a draft version of the Five Year Agency Plan for review and discussion. This is the first year of the Five Year Agency Plan. Subsequent years will require a review for any updates or changes that may occur to the Five Year Plan. As part of the process for review, a draft

version was first made available to the Resident Advisory Board (RAB) for comment. Some items contained in the draft plan are noted as not part of the plan, meaning they are not required to be submitted, but are available for RAB access and comment. Mr. Hammons stated that the role of the RAB was to take the information back to their association, discuss the plan with tenants at their site, and then submit their comments in writing to the sites Service Coordinator no later than February 8, 2010 at 5:00 pm. All comments are required to be addressed and included in the plan.

Mr. Hammons described the first components of the Five Year Agency, starting with 5.1 the Mission Statement for the Housing Authority of the City of Tulsa (THA), and 5.2 Goals and Objectives. Some of the goals included in the plan are related to Home Ownership goals that deal with Public Housing and the Section 8 Program, Housing Partners of Tulsa, Inc., Community Relations, Maintenance and Property staff, as well as Development, Construction Services and Security. Members of the RAB were encouraged to review the draft goals and submit their comments, including goals they would like to see included. Additionally included in this plan is an update or progress report associated with the goals from the previous Five Year Agency Plan.

Ms. Francis explained that Section 6.0 PHA Plan Update contains 13 elements that THA is required to report, however, due to THA's "High Performer" status, Housing and Urban Development (HUD) only requires a portion of these be included in the submitted plan. All 13 are included in the policies of THA and are available for review of the RAB. The first element includes Eligibility, Selection and Admission Policies, including De-concentration and Waiting List Procedures, which all remain unchanged. HUD requires a report on De-concentration, which is a report that reflects income levels of persons abiding in various properties. Research shows THA in compliance with this policy. The De-concentration policy is included in the plan for RAB review. Ms. Francis noted that the second element, Financial Resources, was inadvertently omitted from the hand-out, but will be made available. Elements 2 through 9 reflect no change to THA policy. The individual policies can be made available for review on request. Element 10, Civil Rights Certification, also reflects no change. The Civil Rights Certification is



required by HUD to be included in the plan. Element 11, THA Fiscal Year Audit isn't required to be included in the plan, but is provided for review. Element 12, Asset Management, also with no change, is included for purposes of review. The final element, Violence against Women Act, is a required element for plan inclusion. Ms. Francis stated that a bulletin will be posted at each of the properties to notify tenants that the Five Year Agency Plan is available for review.

Mr. Hammons described details of Section 7.0 Hope VI Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. The former property Osage Hills was demolished with the Hope VI Grant and was rebuilt as what is currently known as Country Club Gardens. THA is not applying for a Hope VI Grant as there is no current project or plans for a project at this time. There are proposed plans for demolition and rebuilding up to 5 units, but a number of factors would need to be in place such as engineering studies and HUD approval for this to occur. Ms. Sorea Thompson of Riverview Park asked for additional information regarding the HOPE VI program. Mr. Hammons explained that the HOPE VI Grant was to be used towards the removal and rehabilitation of blighted Housing Authority owned property. The property had to be in such poor physical condition that the cost for repairs had to be greater than the cost to demolish and rebuild. THA applied for a HOPE VI Grant and was awarded 28.6 million dollars to cover a variety of costs. Some of those costs were used towards demolition, relocation and funding of Community Supportive Services Coordinators to assist residents in re-location during construction and at move-in following completion of construction at the property. Mr. Hammons stated that although the Country Club Gardens, consisting of 388 units, is not owned by THA, it provides subsidy and oversight for 243 of the units that are designated as public housing. Mr. Hammons reiterated that all of the plans included in this section are only proposed plans and are in draft form.

Mr. Hammons described Section 8.0 Capital Improvements, and directed attention to the large number of budgets containing funding information for the Capital

Fund Program (CFP). When the Five Year Agency Plan is filed, it aids in determining the need for subsidy for Capital items in the future over the next 5 years. The purpose of a Capital Fund is to maintain and rehabilitate public housing sites. Capital Funds are to be expended for items such as total roof replacement, windows, heating and air-conditioning systems, siding or new appliances. Ms. Sorea Thompson of Riverview Park asked about the possibility of installation of air-conditioning units at properties that do not have them. Mr. Hammons stated that some sites are not capable of sustaining a retrofit of air-conditioning units due more to electricity issues. Each year studies are conducted to evaluate possible updates for improvement and updates are implemented where possible. Mr. Hammons encouraged review of the CFP budgets, stating the budget expenses show how subsidy is proposed to be used at each of the sites.

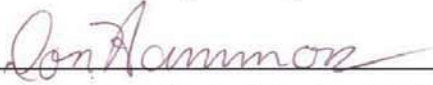
Ms. Francis, speaking of Section 9.0 Housing Needs, stated the information for the Five Year Agency Plan is compiled of information gleaned from a variety of sources such as the City of Tulsa's Consolidated Plan, various Census data, homeless surveys, the Chamber of Commerce, Realtors Association, and Home Builders Association. The information is used to determine the specific housing needs in this area such as income levels, type of housing, homeless issues, and housing needs for the disabled or elderly. Some additional housing needs addressed in the plan are issues of lead based paint, and also marketing such as apartment rental verses home ownership and consideration of various populations such as racial or ethnic groups in the community and what their needs may be. This plan looks at THA available housing inventory, employment trends and various strategies to meet these housing needs. Ms. Francis stated that it is THA's desire to be proactive in planning for the future, in order to meet as many housing needs as possible. Also contained in this section is information on THA, the units available and various programs, including THA properties and Section 8 sites. The plan includes reasons for unit vacancies and needs of those on waiting lists for housing assistance, as well as various demographics for those individuals. The plan also contains strategies that can be utilized to meet as many of those housing needs as possible.

Ms. Francis stated that Section 10.0 Additional Information addresses progress in meeting the THA Mission and Goals, however, updates to specific goals are covered in section 5.2. One of the accomplishments or meeting of goals included in this section is an update to the THA computer system that allows THA to better handle and process various information and applications to aid in efficiency.

Ms. Francis explained that Section 11.0 Required Certifications contains various certificates that require a signature, some of them being from the Capital Improvements Department, some requiring the mayor's signature, or Board signature, and others that require the signature of the THA President. Anytime there is a significant change to the Five Year Agency Plan, which Ms. Francis described as a Substantial Deviation, HUD requires that the plan be reviewed, the approval process be enacted and an amendment be submitted to HUD. A description of the term "Substantial Deviation" or "Significant Amendment" is included on page two of the draft plan.

Mr. Hammons, in closing, noted a correction to the Agenda. The Agenda reads that written comments are due in the hands of the site Service Coordinator by the end of the day, Monday, February 2, 2010. The written comments are actually due on Monday, February 8, 2010 at the end of the day. The RAB was encouraged to contact their site Service Coordinator should they plan to submit comments, but require additional time. Mr. Hammons urged the RAB to respond with comments in writing, and that each comment would be addressed. Both Mr. Hammons and Sharon Lovett thanked those present for their attendance of the Resident Advisory Board Meeting.

The meeting was adjourned at 2:26 p.m.

  
\_\_\_\_\_  
Don Hammons, Senior Vice President/Chief Financial Officer

  
\_\_\_\_\_  
Tertia Francis, Compliance Auditor

### Responses to RAB Comments

#### Sandy Park

**Question** – We are paying thousands of dollars for Security when we call dispatcher say call 911 why are we paying for Security when they say call police is any body care that Sandy Park paying thousand of dollar for what.

**Response** – The City of Tulsa does not have enough Police officers to provide the in-depth security coverage for the sites so THA provides Contract Security.

#### Riverview Park

**Question 1** – Our apartment office and our resource center have central air and not the apartments. How can we improve our apartments with central air and not have the residents sleep down stairs and making a fire hazard in their home?

**Response-** THA will study the feasibility of installing Central Heat and Air and a project will be presented at the Capital Fund Program (CFP) Oversight meeting.

**Question 2-** Some of our apartments has bad piping and electrical wiring in the walls and under the sinks and tubs. How can we improve this problem for our residents to make them more like home and fewer complaints?

**Response-** THA will increase community awareness among residents and encourage them to complete work orders so that the maintenance issues can be promptly addressed.

#### LaFortune

**Question 1** - Flooding problems on the sidewalks, and at the entrances to the cottages. Water stands on the sidewalks and at the entrances of the cottages. Making it difficult for the residents to enter their homes without wading the water. Some of them are in wheelchairs.

**Response** – THA will address the drainage issues at the site. A planned project will be presented at the next Oversight meeting.

**Question 2-** Locks on Residents doors. Residents would like to see about getting deadbolts instead of the auto locks that are already on the doors. These locks they already have lock them out of their apartments. If they forget their keys and just step out then they have to pay \$25.00 for a lock out fee.

**Response-** The door handles are ADA compliant and automatically close for security reasons. THA will increase community awareness that lockout fees are not charged during normal business hours.

**Question 3** – Ventilation – The residents are wondering what could be done. When you are not a smoker and the neighbor is. The smell comes into the other apartments.

**Response-** THA will replace seven exhaust fans intended to eliminate the problem.

**Question 4** – Some were looking at individual thermostat controls for the apartments. With the boiler system. I am not for sure if that is possible.

**Response** – LaFortune is on a Boiler/Chiller system and that is not possible.

**Question 5** – The last issue is a new front door system. You have to have a card to enter if THA is closed and after staff leave. Some tenants or guests are prying the doors open from the outside. Making it not very safe.

**Response** – The Automatic doors have recently been replaced and function as intended.

THA will promote more safety awareness to the residents and encourage them to contact Security or Management when they observe unauthorized individuals attempting to pry the doors open.

**(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged. No elements were challenged but responses to the submitted comments are included in 11.0(f).**

- (h) Form HUD-50075.1 *Capital Fund Program Annual Statement/Performance and Evaluation Report. Attachments ok073a01 – ok073i01.*
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan. Attachment ok073j01.*

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

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

Part I: Summary		Grant Type and Number		Replacement Housing Factor Grant No:		FFY of Grant	
PHA Name:		Capital Fund Program Grant No: OK56PO7350105		2005		2005	
Housing Authority of the City of Tulsa		Date of CFFP:		Revised Annual Statement (revision no: 1 )		FFY of Grant Approval:	
				<input type="checkbox"/> Final Performance and Evaluation Report		2005	
Type of Grant		Reserve for Disasters/Emergencies		Total Estimated Cost		Total Actual Cost <sup>1</sup>	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		Original		Revised <sup>2</sup>	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/17/09		<input checked="" type="checkbox"/> Final Performance and Evaluation Report		Revised		Obligated	
Line	Summary by Development Account	Original	Revised	Obligated	Expended		
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$894,608.00	\$906,629.68	\$906,629.68	\$906,629.68	\$906,629.68	\$906,629.68
4	1410 Administration (may not exceed 10% of line 21)	\$392,254.00	\$392,254.00	\$392,254.00	\$392,254.00	\$392,254.00	\$392,254.00
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$138,091.00	\$94,526.00	\$94,526.00	\$94,526.00	\$94,526.00	\$94,526.00
8	1440 Site Acquisition						
9	1450 Site Improvements	\$331,855.00	\$424,428.94	\$424,428.94	\$424,428.94	\$424,428.94	\$424,428.94
10	1460 Dwelling Structures	\$1,499,950.00	\$1,594,603.13	\$1,594,603.13	\$1,594,603.13	\$1,594,603.13	\$1,594,603.13
11	1465.1 Dwelling Equipment-Nonexpendable	\$314,292.00	\$314,292.00	\$314,292.00	\$314,292.00	\$314,292.00	\$314,292.00
12	1470 Non-dwelling Structures	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
13	1475 Non-dwelling Equipment	\$221,100.00	\$135,808.25	\$135,808.25	\$135,808.25	\$135,808.25	\$135,808.25
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)	\$70,392.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant. (sum of line 2-10)	\$3,922,542.00	\$3,922,542.00	\$3,922,542.00	\$3,922,542.00	\$3,922,542.00	\$3,922,542.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$7,855.31	\$7,855.31	\$7,855.31	\$7,855.31	\$7,855.31
22	Amount of line 20 Related to Section 504 Activities	\$400,000.00	\$387,712.55	\$387,712.55	\$387,712.55	\$387,712.55	\$387,712.55
23	Amount of line 20 Related to Security - Soft Costs	\$128,900.00	\$5,362.51	\$5,362.51	\$5,362.51	\$5,362.51	\$5,362.51
24	Amount of line 20 Related to Security - Hard Costs	\$487,100.00	\$633,768.88	\$633,768.88	\$633,768.88	\$633,768.88	\$633,768.88
25	Amount of line 20 Related to Energy Conservation Measures						

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations.

<sup>4</sup> RHF funds shall be included here.

Part I: Summary		FFY of Grant	
PHA Name:		2005	
Housing Authority of the City of Tulsa		FFY of Grant Approval:	
Grant Type and Number		2005	
Capital Fund Program Grant No: OK56PO7350105		Replacement Housing Factor Grant No:	
Date of CFFP:			
Type of Grant		Total Actual Cost <sup>1</sup>	
<input type="checkbox"/> Original Annual Statement		Revised <sup>2</sup>	
<input type="checkbox"/> Reserve for Disasters/Emergencies		Obligated	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/17/09		Expended	
<input checked="" type="checkbox"/> Summary by Development Account		Total Actual Cost <sup>1</sup>	
Line		Total Estimated Cost	
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	
1/15/10			

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

U.S Department of Housing and Urban Development  
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350105		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
	OPERATING EXPENSES	1406		\$0.00	\$0.00	\$0.00	
HIA WIDE ACTIVITIES	MANAGEMENT IMPROVEMENTS	1408		\$504,603.45	\$518,917.13	\$518,917.13	Complete
	Security	419102	1 contract	\$0.00	\$2,292.00	\$2,292.00	In Progress
	Staff Training	419105	2 seminars	\$12,000.00	\$5,800.00	\$5,800.00	Complete
	Computer Software	419106	1	\$24,295.45	\$42,517.13	\$42,517.13	Complete
	Management Improvement Trainer	419109	1	\$65,900.00	\$65,900.00	\$65,900.00	Complete
	MIS Software Development	419111	4	\$402,408.00	\$402,408.00	\$402,408.00	In Progress
	ADMINISTRATION	1410		\$364,622.61	\$364,622.61	\$364,622.61	Complete
	Non Technical Salaries	141001	1	\$18,340.13	\$18,340.13	\$18,340.13	Complete
	Technical Salaries	141002	6	\$113,676.98	\$113,676.98	\$113,676.98	In Progress
	Management Fee	141005	1	\$183,352.74	\$183,352.74	\$183,352.74	Complete
	Benefits	141009	7	\$32,798.01	\$32,798.01	\$32,798.01	Complete
	Sundry Admin. Costs	141019	1	\$16,454.75	\$16,454.75	\$16,454.75	Complete
	FEES AND COSTS	1430		\$46,000.00	\$1,000.00	\$1,000.00	Complete
	A/E Fees	143001	0	\$45,000.00	\$0.00	\$0.00	Complete
	Consultant Fees	143002	1	\$1,000.00	\$1,000.00	\$1,000.00	Complete

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK073000000	TOTAL CENTRAL OFFICE			\$265,644.00	\$158,325.81	\$158,325.81	\$158,325.81	
	SITE IMPROVEMENTS	1450		\$0.00	\$3,985.00	\$3,985.00	\$3,985.00	
	Brick Wall	145006	150 LN	\$0.00	\$3,985.00	\$3,985.00	\$3,985.00	Complete
	DWELLING EQUIPMENT	1465		\$29,544.00	\$25,078.00	\$25,078.00	\$25,078.00	
	Ranges & Refrigerators	146503	9 units	\$9,044.00	\$4,578.00	\$4,578.00	\$4,578.00	Complete
	Replacement Window A/C Units	146504	50	\$20,500.00	\$20,500.00	\$20,500.00	\$20,500.00	Complete
	NON DWELLING STRUCTURES	1470		\$60,000.00	\$54,555.67	\$54,555.67	\$54,555.67	
	Rooftop Replacement	147001	1	\$0.00	\$19,361.89	\$19,361.89	\$19,361.89	Complete
	Rooftop HVAC Replacement	147002	1unit	\$0.00	\$6,878.00	\$6,878.00	\$6,878.00	Complete
	Central Maintenance Facility Renovation	147005	1	\$60,000.00	\$18,904.86	\$18,904.86	\$18,904.86	In Progress
	Security Equipment	147015	1	\$0.00	\$257.92	\$257.92	\$257.92	Complete
	Duct Cleaning	147020	1 contract	\$0.00	\$9,153.00	\$9,153.00	\$9,153.00	Complete
	NON DWELLING EQUIPMENT	1475		\$176,100.00	\$147,071.14	\$147,071.14	\$147,071.14	
	Computer Hardware	147501	25	\$45,000.00	\$28,761.06	\$28,761.06	\$28,761.06	Complete
	Copiers	147502	16	\$32,500.00	\$2,110.00	\$2,110.00	\$2,110.00	Complete
	Printers	147503	7	\$12,600.00	\$10,073.24	\$10,073.24	\$10,073.24	Complete
	TV/VCR	147504	3	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Office Furniture	147505	20	\$4,000.00	\$0.00	\$0.00	\$0.00	
	Vehicle Replacement	147507	7	\$69,000.00	\$33,762.84	\$33,762.84	\$33,762.84	In Progress
	Security Equipment	147511	2 systems	\$12,000.00	\$0.00	\$0.00	\$0.00	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Expires 4/30/2011

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56FO7350106		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000001	<b>TOTAL SEMINOLE HILLS</b>			\$38,822.62	\$47,993.60	\$47,993.60	
	<b>MANAGEMENT IMPROVEMENTS</b>						
	Security	1408		\$11,901.63	\$11,898.73	\$11,898.73	Complete
	Facility Officers	419102	1 contract	\$8,690.89	\$8,690.89	\$8,690.89	Complete
	ADMINISTRATION	419108	1	\$3,210.74	\$3,207.84	\$3,207.84	Complete
	Technical Salaries	1410		\$758.07	\$758.07	\$758.07	Complete
	Benefits	141002	1	\$618.75	\$618.75	\$618.75	Complete
		141009	1	\$139.32	\$139.32	\$139.32	Complete
	<b>FEES AND COSTS</b>	1430		\$6,577.92	\$7,258.20	\$7,258.20	Complete
	Contract Coordinators	143003	2 coordinator	\$6,577.92	\$7,258.20	\$7,258.20	Complete
	<b>SITE IMPROVEMENTS</b>	1450		\$14,800.00	\$15,886.00	\$15,886.00	Complete
	Parking/Paving	145002	480 sqft	\$2,400.00	\$8,500.00	\$8,500.00	Complete
	Drainage/Site Improvements	145003	0	\$2,400.00	\$0.00	\$0.00	
	Sewer Line Replacement	145005	0	\$10,000.00	\$0.00	\$0.00	
	Landscaping	145011	4920 sqft	\$0.00	\$7,386.00	\$7,386.00	Complete
	<b>DWELLING EQUIPMENT</b>	1465		\$4,785.00	\$6,830.09	\$6,830.09	Complete
	Ranges & Refrigerators	146503	10 units	\$4,785.00	\$4,785.00	\$4,785.00	Complete
	AC Units	146504	6 units	\$0.00	\$2,045.09	\$2,045.09	Complete
	<b>NON DWELLING EQUIPMENT</b>	1475		\$0.00	\$5,362.51	\$5,362.51	Complete
	Security & Fire Protection	147511	1 unit	\$0.00	\$5,362.51	\$5,362.51	Complete

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56FO7350105		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000002	<b>TOTAL WHITLOW</b>			\$77,790.09	\$82,192.21	\$82,192.21	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$7,874.42	\$9,473.50	\$9,473.50	
	Security	419102	1 contract	\$6,369.05	\$6,369.05	\$6,369.05	Complete
	Facility Officers	419108	1	\$1,505.37	\$3,104.45	\$3,104.45	Complete
	<b>FEES AND COSTS</b>	1430		\$6,577.92	\$973.39	\$973.39	
	Contract Coordinators	143003	1 coordinator	\$6,577.92	\$973.39	\$973.39	Complete
	<b>ADMINISTRATION</b>	1410		\$452.75	\$452.75	\$452.75	
	Technical Salaries	141002	1	\$329.79	\$329.79	\$329.79	Complete
	Benefits	141009	1	122.96	122.96	122.96	Complete
	<b>SITE IMPROVEMENTS</b>	1450		\$0.00	\$3,254.00	\$3,254.00	
	Landscaping	145011	2170 sqft	\$0.00	\$3,254.00	\$3,254.00	Complete
	<b>DWELLING STRUCTURES</b>	1460		\$58,100.00	\$58,100.00	\$58,100.00	
	Exterior Painting	146003	14 bldgs	\$58,100.00	\$58,100.00	\$58,100.00	Complete
	<b>DWELLING EQUIPMENT</b>	1465		\$4,785.00	\$9,938.57	\$9,938.57	
	Ranges & Refrigerators	146503	10 units	\$4,785.00	\$4,785.00	\$4,785.00	Complete
	AC Units	146504	10 units	\$0.00	\$5,153.57	\$5,153.57	Complete

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Annual Statement/Performance and Evaluation Report  
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK66PO7350106		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000003	<b>TOTAL COMANCHE PARK</b>			<b>\$481,666.06</b>	<b>\$599,794.70</b>	<b>\$599,794.70</b>	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		<b>\$107,380.39</b>	<b>\$109,135.21</b>	<b>\$109,135.21</b>	
	Security	419102	1 contract	\$101,318.39	\$101,318.39	\$101,318.39	Complete
	Facility Officers	419108	1	\$6,062.00	\$7,816.82	\$7,816.82	Complete
	<b>FEES AND COSTS</b>	1430		<b>\$6,577.92</b>	<b>\$19,153.93</b>	<b>\$19,153.93</b>	
	Contract Coordinators	143003	4 coordinator	\$6,577.92	\$19,153.93	\$19,153.93	Complete
	<b>ADMINISTRATION</b>	1410		<b>\$3,368.75</b>	<b>\$3,368.75</b>	<b>\$3,368.75</b>	
	Technical Salaries	141002	1	\$2,726.36	\$2,726.36	\$2,726.36	Complete
	Benefits	141009	1	\$642.39	\$642.39	\$642.39	Complete
	<b>SITE IMPROVEMENTS</b>	1450		<b>\$23,800.00</b>	<b>\$67,705.27</b>	<b>\$67,705.27</b>	
	Sewer Replacement	145001	1 ad	\$0.00	\$55.51	\$0.00	Complete
	Parking & Paving	145002	480 ft2	\$2,400.00	\$950.00	\$950.00	Complete
	Drainage/Site Improvement	145003	2400 ft2	\$2,400.00	\$19,432.87	\$19,432.87	Complete
	Sewer Line Replacement	145005	150 ft	\$14,000.00	\$0.00	\$55.51	Complete
	Gas System Upgrade	145007	960 LF	\$5,000.00	\$23,989.29	\$23,989.29	Complete
	Landscaping	145011	1460 sqft	\$0.00	\$2,192.00	\$2,192.00	Complete
	Mailbox Replacement	145013	275 units	\$0.00	\$20,996.94	\$20,996.94	Complete
	Fencing	145004	1 ad	\$0.00	\$88.66	\$88.66	Complete

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK36PC7350106		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000003	COMANCHE PARK						
	<b>DWELLING STRUCTURES</b>	1460		\$223,119.00	\$388,011.54	\$388,011.54	
	Siding and Trim	146002	3 bldgs	\$0.00	\$74,534.72	\$74,534.72	Complete
	Exterior Painting	146003	20 bldgs	\$167,319.00	\$174,867.78	\$174,867.78	Complete
	Roof Replacement	146004	10 bldgs	\$145,000.00	\$138,609.04	\$138,609.04	Complete
	Upgrade Main Building Electrical	146017	0	\$8,300.00	\$0.00	\$0.00	
	Plumbing Replacement	146043	0	\$2,500.00	\$0.00	\$0.00	
	<b>DWELLING EQUIPMENT</b>	1465		\$12,420.00	\$12,420.00	\$12,420.00	
	Ranges & Refrigerators	146503	15 units	\$12,420.00	\$12,420.00	\$12,420.00	Complete
	<b>NON DWELLING EQUIPMENTS</b>	1475		\$5,000.00	\$0.00	\$0.00	
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350105		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000004	<b>TOTAL PIONEER PLAZA</b>			\$76,696.33	\$605,731.73	\$605,731.73	
	<b>MANAGEMENT IMPROVEMENTS</b>			\$16,032.54	\$16,252.80	\$16,252.80	
	Security	1408					
	Facility Officers	419102	1 contract	\$13,840.01	\$13,840.01	\$13,840.01	Complete
	ADMINISTRATION	1410		\$2,192.53	\$2,412.79	\$2,412.79	Complete
	Technical Salaries	141002	1	\$2,038.87	\$2,038.87	\$2,038.87	Complete
	Benefits	141009	1	\$1,593.98	\$1,593.98	\$1,593.98	Complete
	<b>FEES AND COSTS</b>	1430		\$444.89	\$444.89	\$444.89	Complete
	Contract Coordinators	143003	4 coordinators	\$6,577.92	\$17,412.81	\$17,412.81	Complete
	<b>SITE IMPROVEMENTS</b>	1450		\$2,400.00	\$5,637.00	\$5,637.00	Complete
	Parking & Paving	145002	50 sqft	\$0.00	\$2,800.00	\$2,800.00	Complete
	Site Drainage	145003	0	\$2,400.00	\$0.00	\$0.00	Complete
	Landscaping	145011	1250 sqft	\$0.00	\$2,837.00	\$2,837.00	Complete
	<b>DWELLING STRUCTURES</b>	1460		\$25,181.00	\$394,183.94	\$394,183.94	Complete
	Exterior Painting	146003	1 bids	\$0.00	\$102,985.80	\$102,985.80	Complete
	Window Replacement	146001	60 units	\$0.00	\$283,342.83	\$283,342.83	Complete
	Plumbing Replacement	146043	0	\$5,000.00	\$0.00	\$0.00	Complete
	Replace Kitchen Cabinets	146013	0	\$20,181.00	\$0.00	\$0.00	Complete
	Shower Replacement	146023	2	\$0.00	\$7,855.31	\$7,855.31	Complete

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<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350105		2005			
Housing Authority of the City of Tulsa		CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000004	PIONEER PLAZA DWELLING EQUIPMENT Ranges & Refrigerators Trash Compactor Fire System Upgrade Elevator Upgrade HVAC Replacement	1455 14503 14505 14510 14506 14504	10 units 1% 1 system 1 1 2	\$24,466.00 \$4,466.00 \$0.00 \$5,000.00 \$5,000.00 \$5,000.00	\$116,086.94 \$4,466.00 \$18,642.00 \$85,978.94 \$2,000.00 \$0.00	\$116,086.94 \$4,466.00 \$18,642.00 \$85,978.94 \$2,000.00 \$0.00	Complete Complete Complete Complete Complete Complete
	NON DWELLING STRUCTURE Automatic Door Replacement	1470	1 ad	\$0.00	\$189.77	\$189.77	Complete
	NON DWELLING EQUIPMENT Security Equipment	1475	1 system	\$0.00	\$53,929.60	\$53,929.60	Complete
	Communication Equipment	147508	1 repeater	\$0.00	\$8,929.60	\$8,929.60	Complete
OK073000005	TOTAL APACHE MANOR			\$164,768.55	\$315,493.90	\$315,493.90	
	MANAGEMENT IMPROVEMENTS Security	1408	1 contract	\$112,891.91	\$117,790.22	\$117,790.22	Complete
	Facility Officers	419102	1	\$105,874.01	\$105,874.01	\$105,874.01	Complete
	ADMINISTRATION Technical Salaries	1410	1	\$7,017.90	\$11,916.21	\$11,916.21	Complete
	Benefits	141002	1	\$2,103.72	\$2,103.72	\$2,103.72	Complete
	FEES AND COSTS Contract Coordinators	1430	1	\$1,703.94	\$1,703.94	\$1,703.94	Complete
		143003	3 coordinator	\$399.78	\$399.78	\$399.78	Complete
				\$6,577.92	\$8,688.51	\$8,688.51	Complete
				\$6,577.92	\$8,688.51	\$8,688.51	Complete

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number			Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK56PO7350105			2005		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000005	APACHE MANOR <b>SITE IMPROVEMENTS</b>	1450		\$19,800.00	\$155,520.93	\$155,520.93	
	Paving/Parking	145002	0	\$2,400.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	2400 ft2	\$2,400.00	\$33,067.87	\$33,067.87	Complete
	Gas System Upgrade	145007	4 units	\$5,000.00	\$18,965.23	\$18,965.23	In Progress
	Landscaping	145011	2630 sqft	\$0.00	\$3,021.00	\$3,021.00	Complete
	Sewer Line Replacement	145005	100 ft	\$10,000.00	\$100,378.17	\$100,378.17	Complete
	Fencing	145004	1 ad	\$0.00	\$88.66	\$88.66	
	<b>DWELLING STRUCTURES</b>	1460		\$7,500.00	\$20,495.52	\$20,495.52	
	Hot Water Tank Replacement	146011	10	\$0.00	\$20,225.00	\$20,225.00	Complete
	Siding & Trim	146002	1 ad	\$2,500.00	\$75.72	\$75.72	Complete
	Upgrade Main Building Electrical	146017	0	\$5,000.00	\$0.00	\$0.00	
	Shower Replacement	146023	1 ad	\$0.00	\$194.80	\$194.80	Complete

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Part II. Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350105		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000005	APACHE MANOR DWELLING EQUIPMENT Ranges & Refrigerators	1465	15 units	\$10,895.00	\$10,895.00	\$10,895.00	Complete
	NON DWELLING EQUIPMENT Security Equipment	1475 147511	0	\$5,000.00	\$0.00	\$0.00	Complete
OK073000006	TOTAL MOHAWK MANOR MANAGEMENT IMPROVEMENTS	1408		\$164,788.82	\$33,688.37	\$33,688.37	
	Security	419102	1 contract	\$13,420.96	\$14,064.39	\$14,064.39	Complete
	Facility Officers	419108	1	\$3,024.94	\$10,396.02	\$10,396.02	Complete
	ADMINISTRATION	1410		\$1,024.94	\$1,024.94	\$1,024.94	Complete
	Technical Salaries	141002	1	\$634.69	\$834.69	\$834.69	Complete
	Benefits	141009	1	\$190.25	\$190.25	\$190.25	Complete
	FEES AND COSTS	1430		\$6,577.92	\$309.96	\$309.96	Complete
	Contract Coordinators	143003	1	\$6,577.92	\$309.96	\$309.96	Complete
	SITE IMPROVEMENTS	1450		\$47,200.00	\$5,770.51	\$5,770.51	Complete
	Paving/parking	145002	0	\$2,400.00	\$0.00	\$0.00	Complete
	Sewer Replacement	145001	1 ad	\$55.51	\$55.51	\$55.51	Complete
	Drainage/Site Improvements	145003	0	\$2,400.00	\$0.00	\$0.00	Complete
	Fencing	145004	0	\$5,000.00	\$0.00	\$0.00	Complete
	Playground Equipment	145009	0	\$5,000.00	\$0.00	\$0.00	Complete
	Site Lighting	145014	0	\$15,000.00	\$0.00	\$0.00	Complete
	Landscaping	145011	2630 sqft	\$5,000.00	\$5,715.00	\$5,715.00	Complete
	Dumpster Enclosures	145008	0	\$12,400.00	\$0.00	\$0.00	Complete

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<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350105		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000006	MOHAWK MANOR						
	<b>DWELLING STRUCTURES</b>	1460		\$84,200.00	\$0.00	\$0.00	\$0.00
	Siding & Trim	146002	0	\$2,400.00	\$0.00	\$0.00	\$0.00
	Tuck Pointing	146022	0	2,400.00	0.00	0.00	0.00
	HVAC Installation	146010	0	\$11,900.00	\$0.00	\$0.00	\$0.00
	Upgrade Main Building Electrical	146017	0	\$5,000.00	\$0.00	\$0.00	\$0.00
	Kitchen Renovations	146013	0	\$62,500.00	\$0.00	\$0.00	\$0.00
	<b>DWELLING EQUIPMENT</b>	1465		\$7,365.00	\$12,518.57	\$12,518.57	\$12,518.57
	Ranges & Refrigerators	146503	5 units	\$7,365.00	\$7,365.00	\$7,365.00	\$7,365.00
	AC Units	146504	10 units	\$0.00	\$5,153.57	\$5,153.57	\$5,153.57
	<b>NON DWELLING EQUIPMENT</b>	1475		\$5,000.00	\$0.00	\$0.00	\$0.00
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	\$0.00
	<b>TOTAL HEWGLETTERRACE</b>			\$86,229.36	\$35,484.54	\$35,484.54	\$35,484.54
OK073000007	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$11,448.40	\$13,496.56	\$13,496.56	\$13,496.56
	Security	419102	1 contract	\$10,869.12	\$10,869.12	\$10,869.12	\$10,869.12
	Facility Officers	419108	1	\$579.28	\$2,627.44	\$2,627.44	\$2,627.44

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350105		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000007	HEWGLETTERRACE ADMINISTRATION	1410	1	\$3,613.04	\$3,613.04	\$3,613.04	Complete
	Technical Salaries	141002	1	\$2,888.63	\$2,888.63	\$2,888.63	Complete
	Benefits	141009	1	\$724.41	\$724.41	\$724.41	Complete
	FEES AND COSTS	1430	1	\$6,577.92	\$1,688.74	\$1,688.74	Complete
	Contract Coordinators	143003	1	\$6,577.92	\$1,688.74	\$1,688.74	Complete
	SITE IMPROVEMENTS	1450	0	\$4,000.00	\$0.00	\$0.00	
	Parking/paving	145002	0	\$2,000.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	0	\$2,000.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460	0	\$42,400.00	\$3.50	\$3.50	Complete
	Painting	146003	0	\$2,400.00	\$3.50	\$3.50	
	Hot Water Tank Replacement	146011	0	\$15,000.00	\$0.00	\$0.00	
	Kitchen Cabinets	146013	0	\$25,000.00	\$0.00	\$0.00	

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350105		2005			
Housing Authority of the City of Tulsa		CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000007	HEWGLETTERRACE DWELLING EQUIPMENT	1465	4 units	\$13,190.00	\$16,492.93	\$16,492.93	Complete
	Refrigerators & Stoves	146503	0	\$3,190.00	\$3,190.00	\$3,190.00	Complete
	Elevator Equipment	146506	0	\$0.00	\$0.00	\$0.00	Complete
	AC Units	146504	6 units	\$5,153.57	\$5,153.57	\$5,153.57	Complete
	Boilers	146502	1 ad	\$0.00	\$172.91	\$172.91	Complete
	Fire System Upgrade	146510	0	\$5,000.00	\$7,976.45	\$7,976.45	Complete
	NON DWELLING EQUIPMENT	1475	0	\$5,000.00	\$0.00	\$0.00	Complete
	Security Equipment	147511	1 system	\$5,000.00	\$0.00	\$0.00	Complete
	NON DWELLING STRUCTURE	1470	0	\$0.00	\$0.00	\$0.00	Complete
	Automatic Door Repl	147016	1 ad	\$0.00	\$189.77	\$189.77	Complete
OK073000008	TOTAL RIVERVIEW PARK MANAGEMENT IMPROVEMENTS			\$119,478.61	\$41,538.51	\$41,538.51	Complete
	Security	1408	1 contract	\$22,254.35	\$18,732.05	\$18,732.05	Complete
	Facility Officers	419102	1	\$3,920.60	\$3,920.60	\$3,920.60	Complete
	ADMINISTRATION	419108	1	\$8,333.75	\$4,811.45	\$4,811.45	Complete
	Technical Salaries	1410	1	\$1,066.34	\$1,066.34	\$1,066.34	Complete
	Benefits	141002	1	\$842.60	\$842.60	\$842.60	Complete
	FEES AND COSTS	141009	1	\$223.74	\$223.74	\$223.74	Complete
	Contract Coordinators	1430	3 coordinators	\$6,577.92	\$7,205.20	\$7,205.20	Complete
	SITE IMPROVEMENTS	143003	0	\$6,577.92	\$7,205.20	\$7,205.20	Complete
	Paving/Parking	1450	0	\$14,000.00	\$6,118.00	\$6,118.00	Complete
	Drainage/Site Improvements	145002	400 sqft	\$2,000.00	\$0.00	\$0.00	Complete
	Landscaping	145003	2000 sqft	\$2,000.00	\$0.00	\$0.00	Complete
		145011	4080 sqft	\$0.00	\$6,118.00	\$6,118.00	Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350105		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000008	RIVERVIEW PARK						
	Sewer Line Replacement	145005	0	\$10,000.00	\$0.00	\$0.00	\$0.00
	<b>DWELLING STRUCTURES</b>	1460		\$64,200.00	\$227.92	\$227.92	\$227.92
	Plumbing Replacement	146043	0	\$5,000.00	\$0.00	\$0.00	\$0.00
	Heater Replacement	146010	0	\$25,000.00	\$0.00	\$0.00	\$0.00
	Hot Water Tank Replacement	146011	0	\$19,000.00	\$0.00	\$0.00	\$0.00
	Upgrade Main Building Electrical	146017	0	\$15,200.00	\$0.00	\$0.00	\$0.00
	Brick Repair	146022	1 repair	\$0.00	\$227.92	\$227.92	\$227.92
	<b>DWELLING EQUIPMENT</b>	1465		\$6,380.00	\$6,380.00	\$6,380.00	\$6,380.00
	Ranges & Refrigerators	146503	7 units	\$6,380.00	\$6,380.00	\$6,380.00	\$6,380.00
	<b>NON DWELLING EQUIPMENT</b>	1475		\$5,000.00	\$1,809.00	\$1,809.00	\$1,809.00
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	\$0.00
	Vehicle Replacement	147507	1 lift	\$0.00	\$1,809.00	\$1,809.00	\$1,809.00

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Part II: Supporting Pages		Grant Type and Number		FFFP (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: OK56PO7350105		FFFP (Yes/No): No		2005	
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
Status of Work							
OK073000010	<b>TOTAL SANDY PARK</b>			\$207,738.74	\$88,253.88	\$88,253.88	\$88,253.88
	<b>MANAGEMENT IMPROVEMENTS</b>						
	Security	1408		\$19,196.25	\$14,805.80	\$14,805.80	\$14,805.80
	Facility Officers	419102	1 contract	\$12,178.35	\$12,178.35	\$12,178.35	\$12,178.35
	<b>ADMINISTRATION</b>						
	Technical Salaries	1410	1	\$7,017.90	\$2,627.45	\$2,627.45	\$2,627.45
	Benefits	419108		\$509.57	\$509.57	\$509.57	\$509.57
	Technical Salaries	141002	1	\$407.90	\$407.90	\$407.90	\$407.90
	Benefits	141009	1	\$101.67	\$101.67	\$101.67	\$101.67
	<b>FEES AND COSTS</b>						
	Contract Coordinators	14300	2 coordinator	\$6,577.92	\$4,070.12	\$4,070.12	\$4,070.12
	<b>SITE IMPROVEMENTS</b>						
	Paving/Parking	145002	0	\$2,000.00	\$0.00	\$0.00	\$0.00
	Drainage/Site Improvements	145003	0	\$2,000.00	\$0.00	\$0.00	\$0.00
	Chain Link Fencing	145004	0	\$10,000.00	\$0.00	\$0.00	\$0.00
	Landscaping	145011	2250 sq. ft.	\$0.00	\$3,377.00	\$3,377.00	\$3,377.00
	Sewer Line Replacement	145005	0	\$10,000.00	\$0.00	\$0.00	\$0.00
	Signage	145015	0	\$1,000.00	\$0.00	\$0.00	\$0.00
	Gas System Upgrade	145007	180 LN	\$5,000.00	\$4,483.41	\$4,483.41	\$4,483.41

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II. Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350105		2005			
Housing Authority of the City of Tulsa		CFFP (Yes/No): No					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000010	SANDY PARK						
	DWELLING STRUCTURES	1460		\$137,800.00	\$17,199.41	\$17,199.41	
	Plumbing Replacement	146043	0	\$5,000.00	\$0.00	\$0.00	
	Roofing	146004	2 buildings	\$0.00	\$16,125.00	\$16,125.00	Complete
	Heating	146010	0	\$22,800.00	\$0.00	\$0.00	
	Upgrade Main Building Electrical	146017	0	\$10,000.00	\$0.00	\$0.00	
	Bathroom Renovations	146008	1	\$100,000.00	\$948.07	\$948.07	Complete
	Shower Replacement	146023	1 ad	\$0.00	\$126.34	\$126.34	Complete
	DWELLING EQUIPMENT	1465		\$8,655.00	\$13,808.57	\$13,808.57	
	Ranges & Refrigerators	146503	7 units	\$8,655.00	\$8,655.00	\$8,655.00	Complete
	AC Units	146504	5 units	\$0.00	\$5,153.57	\$5,153.57	Complete
	NON DWELLING EQUIPMENT	1475		\$5,000.00	\$0.00	\$0.00	
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	
OK073000011	TOTAL OSAGE HILLS						

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350105		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
OK073000012	TOTAL PARKVIEW TERRACE MANAGEMENT IMPROVEMENTS	1408		\$313,502.99	\$203,729.52	\$203,729.52	
	Security	419102	1 contract	\$16,459.18	\$18,851.01	\$18,851.01	Complete
	Facility Officers	419108	1	\$308.55	\$2,627.43	\$2,627.43	Complete
	ADMINISTRATION	1410		\$4,506.89	\$4,506.89	\$4,506.89	Complete
	Technical Salaries	141002	1	\$3,640.85	\$3,640.85	\$3,640.85	Complete
	Benefits	141009	1	\$866.04	\$866.04	\$866.04	Complete
	FEES AND COSTS	1430		\$6,577.92	\$5,710.85	\$5,710.85	Complete
	Contract Coordinators	143003	2 coordinator	\$6,577.92	\$5,710.85	\$5,710.85	Complete
	SITE IMPROVEMENTS	1450		\$79,655.00	\$44,247.33	\$44,247.33	Complete
	Paving/Parking	145002	400 sqft	\$2,000.00	\$6,448.35	\$6,448.35	Complete
	Drainage/Site Improvements	145003	2000 sqft	\$2,000.00	\$16,275.87	\$16,275.87	Complete
	Sewer Line Replacement	145005	0	\$10,000.00	\$0.00	\$0.00	In progress
	Gas System Upgrade	145007	4 units	\$3,655.00	\$4,042.86	\$4,042.86	In progress
	Dumpster Enclosures	145008	0	\$7,000.00	\$0.00	\$0.00	Complete
	Landscaping	145011	3100 sqft	\$0.00	\$4,642.00	\$4,642.00	Complete
	Water meter can Replacement	145014	47	\$0.00	\$12,838.25	\$12,838.25	Complete
	Site Lighting	145014	0	\$5,000.00	\$0.00	\$0.00	Complete
	DWELLING STRUCTURES	1460		\$194,979.00	\$114,310.31	\$114,310.31	Complete
	Floor Tiles	146005	16 units	\$108,029.00	\$114,310.31	\$114,310.31	Complete
	Entry Doors	146006	0	\$40,000.00	\$0.00	\$0.00	Complete
	Heaters	146010	0	\$25,000.00	\$0.00	\$0.00	Complete
	Plumbing Replacement	146043	0	\$5,000.00	\$0.00	\$0.00	Complete

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Part II: Supporting Pages PHA Name: Housing Authority of the City of Tulsa	Grant Type and Number Capital Fund Program Grant No: OK56FO7350105 Replacement Housing Factor Grant No: CFFP (Yes/No), No		Federal FFY of Grant: 2005					
	Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	Status of Work
OK073000012	PARKVIEW TERRACE Porch Lighting	146015	0		\$16,950.00	\$0.00	\$0.00	
	DWELLING EQUIPMENT Ranges & Refrigerators	1465	22 units		\$11,325.00	\$13,665.63	\$13,665.63	Complete
	AC Units	146503	4 units		\$0.00	\$2,340.63	\$2,340.63	Complete
	NON DWELLING STRUCTURE Community Center Door	1470	1		\$0.00	\$2,437.50	\$2,437.50	Complete
		147022			\$0.00	\$2,437.50	\$2,437.50	Complete
OK073000013	TOTAL LAFORTUNE TOWER MANAGEMENT IMPROVEMENTS	1408			\$207,170.76	\$42,920.19	\$42,920.19	
	Security	419102	1 contract		\$21,553.58	\$17,031.97	\$17,031.97	Complete
	Facility Officers	419108	1		\$14,417.00	\$14,404.55	\$14,404.55	Complete
	ADMINISTRATION Technical Salaries	1410			\$7,196.58	\$2,627.42	\$2,627.42	Complete
	Benefits	141002	1		\$1,179.77	\$1,179.77	\$1,179.77	Complete
		141009	1		\$926.49	\$926.49	\$926.49	Complete
	FEES AND COSTS AE Fees	1430	1		\$253.28	\$253.28	\$253.28	Complete
	Contract Coordinators	143001	1		\$6,577.92	\$5,166.90	\$5,166.90	Complete
	SITE IMPROVEMENTS Parking/Paving	143003	2 coordinators		\$0.00	\$1,435.00	\$1,435.00	Complete
	Gas System Upgrade	145002	0		\$6,577.92	\$3,731.90	\$3,731.90	Complete
	Site Drainage	145007	4 units		\$14,000.00	\$5,700.29	\$5,700.29	Complete
	Site Lighting	145014	0		\$2,000.00	\$0.00	\$0.00	In Progress
	Landscaping	145011	2000 sqft		\$5,000.00	\$2,739.29	\$2,739.29	In Progress
					\$0.00	\$0.00	\$0.00	
					\$0.00	\$2,961.00	\$2,961.00	Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56POT350105		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000013	LAFORTUNE TOWER						
	<b>DWELLING STRUCTURES</b>	1460		\$67.49	\$192.11	\$192.11	
	Windows/Screens	145001	1 ad	\$0.00	\$124.62	\$124.62	Complete
	Kitchen Renovations	145013	1 ad	\$67.49	\$67.49	\$67.49	Complete
	<b>DWELLING EQUIPMENT</b>	1465		\$158,792.00	\$13,459.36	\$13,459.36	
	Ranges & Refrigerators	146503	9 units	\$0.00	\$4,466.00	\$4,466.00	Complete
	HVAC Replacement	146504	0	\$20,000.00	\$0.00	\$0.00	
	Domestic Water Piping	146511	0	\$128,792.00	\$0.00	\$0.00	
	Elevator Upgrade	146506	0	\$5,000.00	\$0.00	\$0.00	
	Security & Fire Protection Equipment	146510	1 system	\$5,000.00	\$8,993.36	\$8,993.36	Complete
	<b>NON DWELLING EQUIPMENT</b>	1475		\$5,000.00	\$0.00	\$0.00	
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	
	<b>NON DWELLING STRUCTURE</b>	1470		\$0.00	\$189.79	\$189.79	
	Automatic Door Replacement	147016	1 ad	\$0.00	\$189.79	\$189.79	Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant			
PHA Name:		Capital Fund Program Grant No: OK56PO7350105		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000017	TOTAL SOUTH HAVEN MANOR MANAGEMENT IMPROVEMENTS	1408		\$87,497.60	\$106,744.01	\$106,744.01	
	Security	419102	1 contract	\$11,555.90	\$10,597.13	\$10,597.13	Complete
	Facility Officers	419108	1	\$3,586.19	\$2,627.42	\$2,627.42	Complete
	ADMINISTRATION	1410		\$903.78	\$903.78	\$903.78	Complete
	Technical Salaries	141002	1	\$723.62	\$723.62	\$723.62	Complete
	Benefits	141009	1	\$180.16	\$180.16	\$180.16	Complete
	FEES AND COSTS	1430		\$6,577.92	\$2,177.44	\$2,177.44	Complete
	Contract Coordinator	143003	1	\$6,577.92	\$2,177.44	\$2,177.44	Complete
	SITE IMPROVEMENTS	1450		\$26,400.00	\$2,738.61	\$2,738.61	Complete
	Parking & Paving	145002	0	\$2,000.00	\$0.00	\$0.00	Complete
	Drainage/Site Improvements	145003	2000 sqft	\$2,000.00	\$2,067.00	\$2,067.00	Complete
	Landscaping	145011	400 sqft	\$0.00	\$583.00	\$583.00	Complete
	Site Lighting	145014	0	\$5,000.00	\$0.00	\$0.00	Complete
	Dumpster Enclosures	145008	0	\$12,400.00	\$0.00	\$0.00	Complete
	Fencing	145004	1 ad	\$5,000.00	\$88.61	\$88.61	Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000017	SOUTH HAVEN MANOR						
	<b>DWELLING STRUCTURES</b>	1460		\$30,000.00	\$83,267.05	\$83,267.05	
	Roofing	146004	20 bldgs	\$0.00	\$83,182.25	\$83,182.25	Complete
	Upgrade Main Building Electrical	146017	0	\$5,000.00	\$0.00	\$0.00	
	Heating	146010	0	\$20,000.00	\$0.00	\$0.00	
	Plumbing Replacement	146043	0	\$5,000.00	\$0.00	\$0.00	
	Shower Replacement	146023	1 ad	\$0.00	\$84.80	\$84.80	Complete
	<b>DWELLING EQUIPMENT</b>	1465		\$7,060.00	\$7,060.00	\$7,060.00	
	Ranges & Refrigerators	146503	14 units	\$7,060.00	\$7,060.00	\$7,060.00	Complete
	<b>NON DWELLING EQUIPMENT</b>	1475		\$5,000.00	\$0.00	\$0.00	
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant		
PHA Name:		Capital Fund Program Grant No: OK66PO7350106		2005		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): no				
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised <sup>1</sup>	
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK073000018	TOTAL EAST CENTRAL VILLAGE			\$286,228.52	\$91,573.08	\$91,573.08
	MANAGEMENT IMPROVEMENTS	1408		\$18,035.04	\$15,583.18	\$15,583.18
	Security	419102	1 contract	\$12,955.76	\$12,955.76	\$12,955.76
	Facility Officers	419108	0	\$5,079.28	\$2,627.42	\$2,627.42
	ADMINISTRATION	1410		\$1,259.56	\$1,259.56	\$1,259.56
	Technical Salaries	141002	1	\$1,017.48	\$1,017.48	\$1,017.48
	Benefits	141009	0	\$242.08	\$242.08	\$242.08
	FEES AND COSTS	1430		\$6,577.92	\$2,634.53	\$2,634.53
	Contract Coordinator	143003	1	\$6,577.92	\$2,634.53	\$2,634.53
	SITE IMPROVEMENTS	1450		\$30,800.00	\$5,200.00	\$5,200.00
	Paving/Parking	145002	0	\$2,400.00	\$0.00	\$0.00
	Drainage/Site Improvements	145003	0	\$6,000.00	\$0.00	\$0.00
	Site Lighting	145014	0	\$5,000.00	\$0.00	\$0.00
	Landscaping	145011	2630 sqft	\$5,000.00	\$3,230.00	\$3,230.00
	Dumpster Enclosures	145008	0	\$12,400.00	\$0.00	\$0.00
	Sidewalks	145016	50 sqft	\$0.00	\$1,970.00	\$1,970.00

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: OK56P07350106		2005				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK073000018	EAST CENTRAL VILLAGE							
	<b>DWELLING STRUCTURES</b>	1460		\$219,871.00	\$51,933.31	\$51,933.31	\$51,933.31	Complete
	Flooring	146005	17 units	\$51,871.00	\$51,933.31	\$51,933.31	\$51,933.31	Complete
	Bathroom Remodel	146008	0	\$75,000.00	\$0.00	\$0.00	\$0.00	
	Kitchen Renovation	146013	0	\$93,000.00	\$0.00	\$0.00	\$0.00	
	<b>DWELLING EQUIPMENT</b>	1465		\$4,685.00	\$12,525.00	\$12,525.00	\$12,525.00	Complete
	Ranges & Refrigerators	146503	14 units	\$4,685.00	\$7,371.42	\$7,371.42	\$7,371.42	Complete
	AC Units	146504	6 units	\$0.00	\$5,153.58	\$5,153.58	\$5,153.58	Complete
	<b>NON DWELLING EQUIPMENT</b>	1475		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	\$0.00	
	<b>NON DWELLING STRUCTURE</b>	1470		\$0.00	\$2,437.50	\$2,437.50	\$2,437.50	Complete
	Community Center Door	147022	1 door	\$0.00	\$2,437.50	\$2,437.50	\$2,437.50	Complete

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PHA Name:		Capital Fund Program Grant No: OK56P07350106		2005				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK073006019	TOTAL SCATTERED SITES			\$358,900.89	\$614,538.21	\$614,538.21	\$614,538.21	
	MANAGEMENT IMPROVEMENTS			\$0.00	\$0.00	\$0.00	\$0.00	
	Security	1408	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Facility Officers	419102	0	\$0.00	\$0.00	\$0.00	\$0.00	
	ADMINISTRATION	1430		\$4,845.34	\$4,845.34	\$4,845.34	\$4,845.34	
	Technical Salaries	143001	1	\$3,860.53	\$3,860.53	\$3,860.53	\$3,860.53	Complete
	Benefits	143002	1	\$984.81	\$984.81	\$984.81	\$984.81	Complete
	FEES AND COSTS	1430		\$6,578.04	\$11,075.42	\$11,075.42	\$11,075.42	Complete
	Contract Coordinator	143003	4 coordinators	\$6,578.04	\$11,075.42	\$11,075.42	\$11,075.42	Complete
	SITE IMPROVEMENTS	1450		\$25,000.00	\$94,805.59	\$94,805.59	\$94,805.59	Complete
	Paving/Parking	145002	2000 sqft	\$10,000.00	\$27,171.73	\$27,171.73	\$27,171.73	Complete
	Drainage/Site Improvements	145003	5000 ft2	\$9,280.00	\$20,432.86	\$20,432.86	\$20,432.86	Complete
	Fencing	145004	450 ft	\$5,000.00	\$23,925.00	\$23,925.00	\$23,925.00	Complete
	Sidewalks	145016	6 homes	\$0.00	\$16,556.00	\$16,556.00	\$16,556.00	Complete
	Garage Door	145017	8 doors	\$0.00	\$6,000.00	\$6,000.00	\$6,000.00	In Progress
	Signage	145015	1	\$720.00	\$720.00	\$720.00	\$720.00	Complete
	DWELLING STRUCTURES	1460		\$312,532.51	\$466,678.52	\$466,678.52	\$466,678.52	Complete
	Windows/Screens	146001	20 units	\$24,400.00	\$2,250.00	\$2,250.00	\$2,250.00	Complete
	Siding & Trim	146002	20 units	\$65,000.00	\$31,911.76	\$31,911.76	\$31,911.76	Complete
	Entry Doors	146006	10 units	\$15,750.00	\$8,100.00	\$8,100.00	\$8,100.00	Complete
	Termite Treatment	146007	13 units	\$10,000.00	\$0.00	\$0.00	\$0.00	Complete
	Install Insulation	146009	5 units	\$4,250.00	\$4,250.00	\$4,250.00	\$4,250.00	Complete
	HVAC Installation	146010	28 units	\$90,000.00	\$35,000.00	\$35,000.00	\$35,000.00	Complete
	Electrical Upgrade	146017	6 units	\$30,000.00	\$4,500.00	\$4,500.00	\$4,500.00	Complete
	Kitchen Cabinets	146013	215 homes	\$49,932.51	\$349,870.80	\$349,870.80	\$349,870.80	In Progress
	Gutter Installation	146014	2 homes	\$3,200.00	\$3,200.00	\$3,200.00	\$3,200.00	Complete
	Roofing	146004	10 bldgs	\$20,000.00	\$14,000.00	\$14,000.00	\$14,000.00	Complete
	Brick and Concrete Repair	146022	10 homes	\$0.00	\$9,820.00	\$9,820.00	\$9,820.00	Complete
	Shower Replacement	146023	1 ad	\$0.00	\$41.54	\$41.54	\$41.54	Complete
	Interior Renovations	146012	1 unit	\$0.00	\$3,734.42	\$3,734.42	\$3,734.42	Complete
	DWELLING EQUIPMENT	1465		\$9,945.00	\$37,133.34	\$37,133.34	\$37,133.34	Complete
	Ranges & Refrigerators	146503	20 units	\$9,945.00	\$9,945.00	\$9,945.00	\$9,945.00	Complete
	AC Units	146504	5 units	\$0.00	\$4,640.00	\$4,640.00	\$4,640.00	Complete
	Overhead Door	146508	7 units	\$0.00	\$22,548.34	\$22,548.34	\$22,548.34	In Progress
	CONTINGENCY			\$70,392.00	\$0.00	\$0.00	\$0.00	
	Work Items			\$3,852,150.00	\$3,922,542.00	\$3,922,542.00	\$3,922,542.00	
	TOTAL BUDGET			\$3,922,542.00	\$3,922,542.00	\$3,922,542.00	\$3,922,542.00	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part III: Implementation Schedule for Capital Fund Financing Program									
PHA Name: Federal FFY of Grant: 2005									
Housing Authority of the City of Tulsa									
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>				
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date					
OK073000000	8/17/2007	8/17/2007	8/17/2009	7/15/2009					
OK073000003	8/17/2007	8/17/2007	8/17/2009	7/15/2009					
OK073000004	8/17/2007	8/17/2007	8/17/2009	7/15/2009					
OK073000005	8/17/2007	8/17/2007	8/17/2009	7/15/2009					
OK073000006	8/17/2007	8/17/2007	8/17/2009	7/15/2009					
OK073000007	8/17/2007	8/17/2007	8/17/2009	7/15/2009					
OK073000008	8/17/2007	8/17/2007	8/17/2009	7/15/2009					
OK073000010	8/17/2007	8/17/2007	8/17/2009	7/15/2009					
OK073000011	8/17/2007	8/17/2007	8/17/2009	7/15/2009					
OK073000012	8/17/2007	8/17/2007	8/17/2009	7/15/2009					
OK073000013	8/17/2007	8/17/2007	8/17/2009	7/15/2009					
OK073000017	8/17/2007	8/17/2007	8/17/2009	7/15/2009					
OK073000018	8/17/2007	8/17/2007	8/17/2009	7/15/2009					
OK073000019	8/17/2007	8/17/2007	8/17/2009	7/15/2009					

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 91 of the U.S Housing Act of 1937, as amended



U.S Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Part I: Summary		Grant Type and Number	FFY of Grant
PHA Name:		Capital Fund Program Grant No:	2005
Housing Authority of the City of Tulsa		Date of CFFP:	FFY of Grant Approval: 2005
		Replacement Housing Factor Grant No:	
		OK56RO7350105	
Type of Grant			
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Summary by Development Account		Total Actual Cost <sup>1</sup>	
Line	Summary by Development Account	Total Estimated Cost	Obligated
		Original	Revised <sup>2</sup>
1	Total non-CFP Funds	-	-
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	-	-
3	1408 Management Improvements	-	-
4	1410 Administration (may not exceed 10% of line 21)	-	-
5	1411 Audit	-	-
6	1415 Liquidated Damages	-	-
7	1430 Fees and Costs	-	-
8	1440 Site Acquisition	-	-
9	1450 Site Improvements	-	-
10	1460 Dwelling Structures	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-
12	1470 Non-dwelling Structures	-	-
13	1475 Non-dwelling Equipment	-	-
14	1485 Demolition	-	-
15	1492 Moving to Work Demonstration	-	-
16	1495.1 Relocation Costs	-	-
17	1499 Development Activities <sup>4</sup>	\$93,545.00	\$93,545.00
18a	1501 Collateralization or Debt Service paid by the PHA	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-
20	Amount of Annual Grant: (sum of line 2-10)	\$93,545.00	\$93,545.00
21	Amount of line 20 Related to LBP Activities	-	-
22	Amount of line 20 Related to Section 504 Activities	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-
25	Amount of line 20 Related to Energy Conservation Measures	-	-
		Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
		\$93,545.00	\$93,545.00
		\$93,545.00	\$0.00

<sup>1</sup> To be completed for the Performance and Evaluation Report.



<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations.

<sup>4</sup> RHF funds shall be included here.

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

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

Part I: Summary		FFY of Grant	
PHA Name:		2005	
Housing Authority of the City of Tulsa		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No:		2005	
Date of CFFP:		Replacement Housing Factor Grant No:	
		OK56RO7350105	
Type of Grant		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		Total Actual Cost <sup>1</sup>	
Line Summary by Development Account		Total Estimated Cost	
Original		Revised <sup>2</sup>	
Date		Obligated	
Signature of Executive Director		Expended	
			
Signature of Public Housing Director		Date	

U.S. Department of Housing and Urban Development  
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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No:		2005			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
H/A WIDE ACTIVITIES	OPERATING EXPENSES	1406					
	MANAGEMENT IMPROVEMENTS	1408					
	MANAGEMENT IMPROVEMENTS SOFT COSTS						
	Security	419102					
	Salaries	419103					
	Staff Training	419105					
	Computer Software	419106					
	Facility Officers	419108					
	MANAGEMENT IMPROVEMENTS HARD COSTS						
	ADMINISTRATION	1410					
	Salaries Non-Technical	141001					
	Salaries Technical	141002					
	Benefits	141009					
	Sundry Admin. Costs	141019					
	FEES AND COSTS	1430					
	A/E Fees	143001					
	Consultant Fees	143002					
	Contracting Coordinator	143003					

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

<sup>2</sup> To 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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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Part II: Supporting Pages		Grant Type and Number				Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No:				2005		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:				CFFP (Yes/No):		
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	DWELLING EQUIPMENT Replace A/C Units							
	NON DWELLING EQUIPMENT Computer Hardware	1475						
	Copy Machine	147501						
	Vehicle Replacement	147507						
73-	DEVELOPMENT ACTIVITIES	1499						
	Development of Replacement Housing		1	\$93,545.00	\$93,545.00	\$93,545.00		
	CONTINGENCY			\$0.00		\$0.00		
	TOTAL BUDGET			\$93,545.00	\$93,545.00	\$93,545.00		

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

<sup>2</sup> To 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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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor ar  
Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					Federal FFY of Grant:
Housing Authority of the City of Tulsa					2005
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
OK073000000	10/27/2011				
OK073000003	10/27/2011				
OK073000004	10/27/2011				
OK073000005	10/27/2011				
OK073000006	10/27/2011				
OK073000007	10/27/2011				
OK073000008	10/27/2011				
OK073000010	10/27/2011				
OK073000011	10/27/2011				
OK073000012	10/27/2011				
OK073000013	10/27/2011				
OK073000017	10/27/2011				
OK073000018	10/27/2011				
OK073000019	10/27/2011				

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

U.S. Department of Housing and Urban Development  
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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program


Part I: Summary		Grant Type and Number		FFY of Grant	
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006	
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		FFY of Grant Approval: 2006	
Date of CFFP:					
Type of Grant		Total Estimated Cost		Total Actual Cost <sup>1</sup>	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$70,000.00	\$70,000.00	\$70,000.00	\$0.00
3	1408 Management Improvements	\$758,900.00	\$815,529.60	\$815,529.60	\$660,171.92
4	1410 Administration (may not exceed 10% of line 21)	\$360,500.00	\$360,500.00	\$360,500.00	\$360,500.00
5	1411 Audit				
6	1415 Liquidated Damages	\$213,175.00	\$110,308.38	\$110,308.38	\$110,308.38
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements	\$420,200.00	\$420,200.00	\$387,264.64	\$381,064.64
10	1460 Dwelling Structures	\$1,375,100.00	\$1,467,669.97	\$1,467,669.97	\$1,430,223.98
11	1465.1 Dwelling Equipment-Nonexpendable	\$323,010.00	\$329,629.05	\$329,629.05	\$287,336.78
12	1470 Non-dwelling Structures	\$80,157.89	\$67,895.17	\$67,895.17	\$67,895.17
13	1475 Non-dwelling Equipment	\$256,942.11	\$269,204.83	\$269,204.83	\$267,940.97
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$52,952.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of line 2-10)	<b>\$3,910,937.00</b>	<b>\$3,910,937.00</b>	<b>\$3,878,001.64</b>	<b>\$3,565,441.84</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	\$400,000.00	\$516,858.80	\$516,858.80	\$454,686.70
24	Amount of line 20 Related to Security - Hard Costs	\$152,000.00	\$101,024.52	\$101,024.52	\$101,024.52
25	Amount of line 20 Related to Energy Conservation Measures	\$310,550.00	\$151,681.98	\$151,681.98	\$151,681.98

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations.

<sup>4</sup> RHF funds shall be included here.

Part I: Summary		FFY of Grant	
PHA Name:		2006	
Housing Authority of the City of Tulsa		FFY of Grant Approval:	
Grant Type and Number		2006	
Capital Fund Program Grant No: OK56PO7350106		Replacement Housing Factor Grant No:	
Date of CFFP:			
Type of Grant		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 ) <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>
			Obligated
			Expended
Signature of Executive Director		Date	
		1/22/10	
Signature of Public Housing Director		Date	

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
	OPERATING EXPENSES	1406		\$70,000.00	\$70,000.00	\$70,000.00	\$0.00
<b>H/A WIDE ACTIVITIES</b>	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>\$361,470.00</b>	<b>\$298,670.80</b>	<b>\$298,670.80</b>	<b>\$205,485.22</b>
	Security	419102	1 contract	\$2,570.00	\$559.00	\$559.00	\$0.00
	Salaries	419103	1	\$20,900.00	\$0.00	\$0.00	\$0.00
	Staff Training	419105	5 seminars	\$12,000.00	\$21,095.83	\$21,095.83	\$10,250.00
	Computer Software	419106	1	\$26,000.00	\$52,750.00	\$52,750.00	\$49,072.83
	Facility Officers	419108	1 position	\$0.00	\$7,497.67	\$7,497.67	\$7,497.67
	Management Improvement Trainer	419109	1 position	\$45,000.00	\$41,768.30	\$41,768.30	\$41,768.30
	MIS Software Development	419111	18 modules	\$255,000.00	\$175,000.00	\$175,000.00	\$96,337.42
	<b>ADMINISTRATION</b>	<b>1410</b>		<b>\$360,500.00</b>	<b>\$360,500.00</b>	<b>\$360,500.00</b>	<b>\$360,500.00</b>
	Non Technical Salaries	141001	1	\$30,500.00	\$30,500.00	\$30,500.00	\$30,500.00
	Technical Salaries	141002	6	\$222,500.00	\$222,500.00	\$222,500.00	\$222,500.00
	Benefits	141009	7	\$92,500.00	\$92,500.00	\$92,500.00	\$92,500.00
	Sundry Admin. Costs	141019	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
	<b>FEES AND COSTS</b>	<b>1430</b>		<b>\$50,000.00</b>	<b>\$16,533.38</b>	<b>\$16,533.38</b>	<b>\$16,533.38</b>
	A/E Fees	143001	1	\$50,000.00	\$213.88	\$213.88	\$213.88
	Consultant Fees	143002	1	\$0.00	\$16,319.50	\$16,319.50	\$16,319.50

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

<sup>2</sup> To 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  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

Part II: Supporting Pages		Grant Type and Number				Federal FY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK56PO7350106				2006		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No						
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>OK073000000</b>	<b>TOTAL CENTRAL OFFICE</b>			<b>\$177,100.00</b>	<b>\$167,979.20</b>	<b>\$167,979.20</b>	<b>\$166,715.34</b>	
	<b>SITE IMPROVEMENTS</b>	1450						
	Landscaping	145011	2630 sqft	\$10,000.00	\$2,820.00	\$2,820.00	\$2,820.00	
	Site Lighting	145014	1	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Signage	145015	1	\$0.00	\$2,820.00	\$2,820.00	\$2,820.00	Complete
	<b>DWELLING EQUIPMENT</b>	1465						
	Ranges & Refrigerators	146503	230 units	\$0.00	\$25,053.55	\$25,053.55	\$25,053.55	
	Replacement Window A/C Units	146504	50	\$0.00	\$4,471.55	\$4,471.55	\$4,471.55	Complete
	<b>NON DWELLING STRUCTURES</b>	1470						
	Central Maintenance Facility Renovations	147005	1	\$67,000.00	\$20,582.00	\$20,582.00	\$20,582.00	Complete
	Security	147015	1	\$0.00	\$895.17	\$895.17	\$895.17	
	Interior Renovations	147003	1	\$0.00	\$0.00	\$0.00	\$0.00	
				\$7,000.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$895.17	\$895.17	\$895.17	Complete

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
73-00	CENTRAL OFFICE	1475		\$100,100.00	\$139,210.48	\$139,210.48	
	NON DWELLING EQUIPMENT	147501	25	\$45,000.00	\$28,963.01	\$28,963.01	In Progress
	Computer Hardware	147502	16	\$32,500.00	\$0.00	\$0.00	
	Copiers	147503	7	\$12,600.00	\$20,375.00	\$20,375.00	Complete
	Printers	147504	3	\$1,000.00	\$0.00	\$0.00	
	TV/VCR	147505	20	\$4,000.00	\$3,378.39	\$3,378.39	Complete
	Office Furniture	147507	6	\$0.00	\$55,511.95	\$55,511.95	Complete
	Vehicle Replacement	147511	1	\$5,000.00	\$30,982.13	\$30,982.13	Complete
	Security Equipment						
<b>OK073000001</b>	<b>TOTAL SEMINOLE HILLS</b>			<b>\$50,261.38</b>	<b>\$66,905.03</b>	<b>\$66,905.03</b>	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$9,075.99	\$19,035.81	\$19,035.81	
	Security	419102	1 contract	\$8,105.48	\$14,727.30	\$14,727.30	In Progress
	Facility Officers	419108	12 position	\$970.51	\$4,308.51	\$4,308.51	In Progress
	<b>FEES AND COSTS</b>	1430		\$7,633.93	\$2,859.21	\$2,859.21	
	A/E Fees	143001	1 contract	\$2,105.28	\$0.00	\$0.00	
	Consultant Fees	143002	1 contract	\$1,169.58	\$0.00	\$0.00	
	Contracting Coordinators	143003	1 coordinator	\$4,359.07	\$2,859.21	\$2,859.21	Complete

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000001	SEMINOLE HILLS						
	<b>SITE IMPROVEMENTS</b>	1450		\$22,300.00	\$18,747.78	\$18,747.78	
	Parking & Paving	145002	480 sqft	\$2,400.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	2000 sqft	\$2,400.00	\$15,165.45	\$15,165.45	Complete
	Sewer Line Replacement	145005	100 ft	\$10,000.00	\$0.00	\$0.00	
	Landscaping	145011	5260 sqft	\$2,500.00	\$18.33	\$18.33	Complete
	Gas System Upgrade	145007	1 Unit	\$0.00	\$500.00	\$500.00	Complete
	Site Lighting	145014	1	\$5,000.00	\$0.00	\$0.00	
	Fencing	145004	205 LN	\$0.00	\$3,064.00	\$3,064.00	Complete
	<b>DWELLING EQUIPMENT</b>	1465		\$5,637.43	\$6,306.94	\$6,306.94	
	Ranges & Refrigerators	146503	10 units	\$4,678.38	\$3,198.46	\$3,198.46	Complete
	Replacement Window A/C Units	146504	50	\$959.05	\$3,108.48	\$3,108.48	Complete
	<b>NON DWELLING EQUIPMENT</b>	1475		\$5,614.03	\$7,124.45	\$7,124.45	
	Vehicle Replacement	147507	1	\$5,614.03	\$5,520.45	\$5,520.45	Complete
	Computer Hardware	147501	1 Upgrade	\$0.00	\$1,604.00	\$1,604.00	Complete
	<b>DWELLING STRUCTURES</b>	1460		\$0.00	\$12,830.84	\$12,830.84	
	Replace Floor Tile	146005	4 units	\$0.00	\$12,830.84	\$12,830.84	In Progress

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006			
Housing Authority of the City of Tulsa		CFFP (Yes/No): No					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK07300002</b>	<b>TOTAL WHITLOW TOWN HOMIES</b>			<b>\$15,981.28</b>	<b>\$25,288.61</b>	<b>\$25,288.61</b>	<b>\$25,114.19</b>
	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>					
	Security	419102	1 contract	<b>\$6,538.59</b>	<b>\$10,959.16</b>	<b>\$10,959.16</b>	<b>\$10,784.74</b>
	Facility Officers	419108	1 position	<b>\$5,697.51</b>	<b>\$8,068.28</b>	<b>\$8,068.28</b>	<b>\$8,068.28</b> In Progress
	<b>FEES AND COSTS</b>	<b>1430</b>					
	AVE Fees	143001	0	<b>\$3,816.96</b>	<b>\$990.21</b>	<b>\$2,890.88</b>	<b>\$2,716.46</b> In Progress
	Consultant Fees	143002	1 contract	<b>\$1,052.63</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Contracting Coordinators	143003	1 coordinator	<b>\$2,179.53</b>	<b>\$990.21</b>	<b>\$990.21</b>	<b>\$990.21</b> Complete
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>					
	Landscaping	145011	1 sqft	<b>\$0.00</b>	<b>\$18.33</b>	<b>\$18.33</b>	<b>\$18.33</b> Complete
	<b>DWELLING STRUCTURES</b>	<b>1460</b>					
	Termite Treatment	146007	1 building	<b>\$0.00</b>	<b>\$800.00</b>	<b>\$800.00</b>	<b>\$800.00</b> Complete
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>					
	Ranges and Refrigerators	146503	8	<b>\$2,339.18</b>	<b>\$3,198.46</b>	<b>\$3,198.46</b>	<b>\$3,198.46</b> Complete
	Replacement Window A/C Units	146504	0	<b>\$479.53</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>NON DWELLING EQUIPMENT</b>	<b>1475</b>					
	Vehicle Replacement	147507	1	<b>\$2,807.02</b>	<b>\$9,322.45</b>	<b>\$9,322.45</b>	<b>\$9,322.45</b> Complete
	Computer Hardware	147501	2 Units	<b>\$0.00</b>	<b>\$2,600.00</b>	<b>\$2,600.00</b>	<b>\$2,600.00</b> Complete
	Copiers	147502	1 Unit	<b>\$0.00</b>	<b>\$1,202.00</b>	<b>\$1,202.00</b>	<b>\$1,202.00</b> Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised <sup>1</sup>	
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK073000003	<b>TOTAL COMANCHE PARK</b>			<b>\$368,979.31</b>	<b>\$341,949.74</b>	<b>\$336,939.64</b>
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		<b>\$112,980.57</b>	<b>\$150,428.74</b>	<b>\$145,418.64</b>
	Security	419102	1 contract	\$110,796.99	\$146,707.16	\$141,987.99 Complete
	Facility Officers	419108	1 position	\$2,183.58	\$3,721.58	\$3,430.65 In Progress
	<b>FEES AND COSTS</b>	1430		<b>\$21,867.99</b>	<b>\$7,727.77</b>	<b>\$7,727.77</b>
	A/E Fees	143001	0	\$6,030.70	\$0.00	\$0.00
	Consulting Fees	143002	0	\$3,350.39	\$0.00	\$0.00
	Contracting Coordinators	143003	2 Coordinators	\$12,486.90	\$7,727.77	\$7,727.77 Complete
	<b>SITE IMPROVEMENTS</b>	1450		<b>\$48,700.00</b>	<b>\$36,423.49</b>	<b>\$36,423.49</b>
	Parking & Paving	145002	0	\$2,400.00	\$0.00	\$0.00
	Drainage/Site Improvements	145003	0	\$2,400.00	\$0.00	\$0.00
	Sewer Line Replacement	145005	167 LN	\$14,000.00	\$33,550.16	\$33,550.16 In Progress
	Gas System Upgrade	145007	1 ad	\$5,000.00	\$180.00	\$180.00 Complete
	Dumpster Enclosure	145008	0	\$12,400.00	\$0.00	\$0.00
	Playground Equipment	145009	0	\$5,000.00	\$0.00	\$0.00
	Landscaping	145011	1315 sqft	\$2,500.00	\$18.33	\$18.33 Complete
	Site Lighting	145014	0	\$5,000.00	\$0.00	\$0.00
	Brick Replacement	145006	110 sqft	\$0.00	\$2,675.00	\$2,675.00 Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000003	TOTAL COMANCHE PARK <b>DWELLING STRUCTURES</b>	1460		\$148,200.00	\$95,000.00	\$95,000.00	
	Upgrade Main Building Electrical	146017	0	\$8,300.00	\$0.00	\$0.00	
	Plumbing Replacement	146043	0	\$2,500.00	\$0.00	\$0.00	
	HVAC Installation	146010	0	\$25,000.00	\$0.00	\$0.00	
	Bathroom Renovations	146008	0	\$50,000.00	\$0.00	\$0.00	
	Kitchen Renovations	146013	0	\$62,400.00	\$0.00	\$0.00	
	Siding	146002	3 buildings	\$0.00	\$95,000.00	\$95,000.00	Complete
	<b>DWELLING EQUIPMENTS</b>	1465		\$16,148.88	\$3,198.46	\$3,198.46	
	Ranges and Refrigerators	146503	7	\$13,401.56	\$3,198.46	\$3,198.46	Complete
	Replacement Window A/C Units	146504	0	\$2,747.32	\$0.00	\$0.00	
	<b>NON DWELLING EQUIPMENTS</b>	1475		\$21,081.87	\$23,461.28	\$23,461.28	
	Security Equipment	147511	1 system	\$5,000.00	\$15,228.83	\$15,228.83	Complete
	Computer Hardware	147501	2 units	\$0.00	\$2,712.00	\$2,712.00	Complete
	Vehicle Replacement	147507	1 unit	\$16,081.87	\$5,520.45	\$5,520.45	Complete
	<b>NON DWELLING STRUCTURES</b>	1470		\$0.00	\$25,710.00	\$25,710.00	
	Roof Replacement	147001	2 bdgs	\$0.00	\$25,710.00	\$25,710.00	Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:				
PHA Name:		Capital Fund Program Grant No: OK56P07350106		2006				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>OK073000004</b>	<b>TOTAL PIONEER PLAZA</b>			<b>\$98,520.50</b>	<b>\$282,407.10</b>	<b>\$282,407.10</b>	<b>\$264,924.11</b>	
	MANAGEMENT IMPROVEMENTS	1408		\$16,146.46	\$23,559.46	\$23,559.46	\$18,370.05	
	Security	419102	1 contract	\$13,283.54	\$19,658.54	\$19,658.54	\$14,939.41	In Progress
	Facility Officers	419108	1 positions	\$2,862.92	\$3,900.92	\$3,900.92	\$3,430.64	In Progress
	FEES AND COSTS	1430		\$15,188.32	\$8,302.99	\$8,302.99	\$8,302.99	
	A/E fees	143001	1	\$4,188.60	\$600.00	\$600.00	\$600.00	Complete
	Consultant Fees	143002	0	\$2,327.00	\$0.00	\$0.00	\$0.00	
	Contracting Coordinators	143003	3 coordinators	\$8,672.72	\$7,702.99	\$7,702.99	\$7,702.99	Complete
	SITE IMPROVEMENTS	1450		\$4,800.00	\$18.33	\$18.33	\$18.33	
	Site Drainage	145003	0	\$2,400.00	\$0.00	\$0.00	\$0.00	
	Landscaping	145011	1 ad	\$2,400.00	\$18.33	\$18.33	\$18.33	Complete
	DWELLING STRUCTURES	1460		\$20,000.00	\$195,548.09	\$195,548.09	\$195,548.09	
	Door Replacement	146006	0	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Window Replacement	146001	5	\$5,000.00	\$11,319.05	\$11,319.05	\$11,319.05	Complete
	Plumbing Replacement	146043	0	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Floor Tile Replacement	146005	0	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Brick & Concrete Repair	146022	270 sqft	\$0.00	\$6,750.00	\$6,750.00	\$6,750.00	Complete
	Shower Replacement	146023	40 units	\$0.00	\$177,479.04	\$177,479.04	\$177,479.04	Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006			
Housing Authority of the City of Tulsa		CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
OK073000004	PIONEER PLAZA						
	<b>DWELLING EQUIPMENT</b>	1465		\$26,216.13	\$33,792.29	\$33,792.29	\$21,498.71
	Refrigerators & Stoves	146503	5	\$9,307.99	\$3,198.46	\$3,198.46	Complete
	Fire System Upgrade	146512	0	\$5,000.00	\$0.00	\$0.00	\$0.00
	Elevator Upgrade	146506	0	\$5,000.00	\$0.00	\$0.00	\$0.00
	HVAC Replacement	146504	0	\$6,908.14	\$0.00	\$0.00	\$0.00
	FEI	146501	lump sum	\$0.00	\$30,593.83	\$30,593.83	\$18,300.25 In Progress
	<b>NON DWELLING EQUIPMENT</b>	1475		\$16,169.59	\$2,027.94	\$2,027.94	\$0.00
	Vehicle Replacement	147507	0	\$11,169.59	\$0.00	\$0.00	\$0.00
	Computer Hardware	147501	2	\$0.00	\$1,604.00	\$1,604.00	Complete
	Printers	147503	1	\$0.00	\$348.22	\$348.22	Complete
	Security	147511	1	\$5,000.00	\$75.72	\$75.72	Complete
	<b>NON DWELLING STRUCTURE</b>	1470		\$0.00	\$19,158.00	\$19,158.00	\$19,158.00
	Automatic Door Replacement	147016	1 set	\$0.00	\$19,158.00	\$19,158.00	Complete
	<b>TOTAL APACHE MANOR</b>			\$193,236.87	\$235,659.43	\$235,659.43	\$230,789.01
OK073000005	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$109,561.23	\$142,746.30	\$142,746.30	\$137,875.88
	Security	419T02	1 contract	\$107,717.32	\$139,164.39	\$139,164.39	\$134,445.28 In Progress
	Facility Officers	419T08	1 position	\$1,843.91	\$3,581.91	\$3,581.91	\$3,430.62 In Progress
	<b>FEES AND COSTS</b>	1430		\$12,723.20	\$12,705.30	\$12,705.30	\$12,705.30
	A/E Fees	143001	0	\$3,508.77	\$0.00	\$0.00	\$0.00
	Consultant Fees	143002	0	\$1,949.32	\$0.00	\$0.00	\$0.00
	Contracting Coordinators	143003	4 coordinators	\$7,265.11	\$12,705.30	\$12,705.30	\$12,705.30 Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK59PO7350106		2006		
Housing Authority of the City of Tulsa		CFFP (Yes/No): No				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised <sup>1</sup>	
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK073000005	APACHE MANOR					
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$34,700.00</b>	<b>\$46,464.92</b>	<b>\$46,464.92</b>
	Parking/Paving	145002	0	\$2,400.00	\$0.00	\$0.00
	Drainage/Site Improvements	145003	2400 ft2	\$2,400.00	\$28,115.45	\$28,115.45 Complete
	Gas System Upgrade	145007	1ad	\$105.00	\$105.00	\$105.00 In Progress
	Playground Equipment	145009	0	\$5,000.00	\$0.00	\$0.00
	Landscaping	145011	1 ad	\$2,500.00	\$18.33	\$18.33 Complete
	Sewer Line Replacement	145005	0	\$10,000.00	\$0.00	\$0.00
	Dumpster Enclosure	145008	1	\$2,400.00	\$53.18	\$53.18 Complete
	Brick Replacement	145006	1	\$0.00	\$4,500.00	\$4,500.00 Complete
	Site Lighting	145014	0	\$5,000.00	\$0.00	\$0.00
	Mailbox Replacement	145013	160	\$0.00	\$13,672.96	\$13,672.96 Complete
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$12,500.00</b>	<b>\$15,000.00</b>	<b>\$15,000.00</b>
	Siding & Trim	146002	0	\$2,500.00	\$0.00	\$0.00
	Roofing	146004	0	\$2,500.00	\$0.00	\$0.00
	Upgrade Main Building Electrical	146017	0	\$5,000.00	\$0.00	\$0.00
	Windows	146001	0	\$2,500.00	\$0.00	\$0.00
	Brick & Concrete Replacement	146022	600 sqft	\$0.00	\$15,000.00	\$15,000.00 Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350106		2006			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000005	APACHE MANOR						
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>		<b>\$9,395.71</b>	<b>\$11,064.46</b>	<b>\$11,064.46</b>	
	Refrigerators & Stoves	146503	7	\$7,797.27	\$3,198.46	\$3,198.46	Complete
	HVAC Replacement	14604	5	\$1,598.44	\$7,866.00	\$7,866.00	Complete
	<b>NON DWELLING EQUIPMENT</b>	<b>1475</b>		<b>\$14,356.73</b>	<b>\$7,678.45</b>	<b>\$7,678.45</b>	
	Vehicle Replacement	147507	1	\$9,356.73	\$5,520.45	\$5,520.45	Complete
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	
	Computer Hardware	147501		\$0.00	\$2,158.00	\$2,158.00	Complete
<b>OK073000006</b>	<b>TOTAL MOHAWK MANOR</b>			<b>\$214,289.11</b>	<b>\$50,785.94</b>	<b>\$45,774.49</b>	
	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>\$14,036.51</b>	<b>\$21,415.11</b>	<b>\$16,553.66</b>	
	Security	419102	1 contract	\$12,467.57	\$17,919.97	\$13,200.84	In Progress
	Facility Officers	419108	1 position	\$1,568.94	\$3,495.14	\$3,495.14	In Progress
	<b>FEES AND COSTS</b>	<b>1430</b>		<b>\$8,429.11</b>	<b>\$3,242.44</b>	<b>\$3,242.44</b>	
	A/E Fees	143001	0	\$2,324.56	\$0.00	\$0.00	
	Consultant Fees	143002	0	\$1,291.42	\$0.00	\$0.00	
	Contracting Coordinators	143003	3	\$4,813.13	\$3,242.44	\$3,242.44	Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant		
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No				
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised <sup>1</sup>	
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK073000006	MOHAWK MANOR					
	<b>SITE IMPROVEMENTS</b>	1450		\$34,700.00	\$20,123.93	\$19,973.93
	Paving/Parking	145002	0	\$2,400.00	\$0.00	\$0.00
	Drainage/Site Improvements	145003	2400 ft2	\$2,400.00	\$3,015.45	\$3,015.45 Complete
	Playground Equipment	145009	0	\$5,000.00	\$0.00	\$0.00
	Site Lighting	145014	0	\$15,000.00	\$0.00	\$0.00
	Landscaping	145011	1 ad	\$2,500.00	\$168.33	\$18.33 Complete
	Dumpster Enclosures	145008	0	\$2,400.00	\$0.00	\$0.00
	Sewer Line Replacement	145005	180 ft	\$0.00	\$16,940.15	\$16,940.15 In Progress
	Fencing	145004	0	\$5,000.00	\$0.00	\$0.00
	<b>DWELLING STRUCTURES</b>	1460		\$139,700.00	\$0.00	\$0.00
	Siding & Trim	146002	0	\$2,400.00	\$0.00	\$0.00
	Painting	146003	0	\$2,400.00	\$0.00	\$0.00
	Screen Doors	146006	0	\$2,400.00	\$0.00	\$0.00
	HVAC Installation	146010	0	\$20,000.00	\$0.00	\$0.00
	Bathroom Renovations	146008	0	\$50,000.00	\$0.00	\$0.00
	Kitchen Renovations	146013	0	\$62,500.00	\$0.00	\$0.00

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
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Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No. OK56PO7350106		2006			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No. CFFP (Yes/No): No					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000006	MOHAWK MANOR						
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>		<b>\$6,224.66</b>	<b>\$3,198.46</b>	<b>\$3,198.46</b>	
	Refrigerators & Stoves	146503	7	\$5,165.69	\$3,198.46	\$3,198.46	Complete
	HVAC Replacement	146504	0	\$1,058.97	\$0.00	\$0.00	
	<b>NON DWELLING EQUIPMENT</b>	<b>1475</b>		<b>\$11,198.83</b>	<b>\$2,806.00</b>	<b>\$2,806.00</b>	
	Vehicle Replacement	147507	0	\$6,198.83	\$0.00	\$0.00	
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	
	Computer Hardware	147501	1 system	\$0.00	\$1,604.00	\$1,604.00	Complete
	Copiers	147502	1 copier	\$0.00	\$1,202.00	\$1,202.00	Complete
<b>OK073000007</b>	<b>TOTAL HEWGLEY TERRACE</b>			<b>\$162,884.97</b>	<b>\$123,016.48</b>	<b>\$123,016.48</b>	
	<b>MANAGEMENT IMPROVEMENTS</b>			<b>\$14,876.56</b>	<b>\$18,781.91</b>	<b>\$13,924.79</b>	
	Security	419102	1 contract	\$12,660.63	\$15,427.98	\$10,708.85	In Progress
	Facility Officers	419108	1 position	\$2,215.93	\$3,353.93	\$3,215.94	In Progress
	<b>FEES AND COSTS</b>			<b>\$11,928.00</b>	<b>\$3,474.11</b>	<b>\$3,474.11</b>	
	A/E Fees	143001	0	\$3,289.47	\$0.00	\$0.00	
	Consultant Fees	143002	0	\$1,827.49	\$0.00	\$0.00	
	Contracting Coordinators	143003	1	\$6,811.04	\$3,474.11	\$3,474.11	Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006			
Housing Authority of the City of Tulsa		CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000007	HEWGLETTERRACE <b>SITE IMPROVEMENTS</b>	1450		\$13,500.00	\$0.00	\$0.00	
	Paving/Parking	145002	0	\$2,000.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	0	\$2,000.00	\$0.00	\$0.00	
	Dumpster Enclosure	145008	0	\$2,000.00	\$0.00	\$0.00	
	Landscaping	145011	0	\$2,500.00	\$0.00	\$0.00	
	Site Lighting	145014	0	\$5,000.00	\$0.00	\$0.00	
	<b>DWELLING STRUCTURES</b>	1460		\$50,000.00	\$0.00	\$0.00	
	Window Replacement	146001	0	\$5,000.00	\$0.00	\$0.00	
	Door Replacement	146006	0	\$5,000.00	\$0.00	\$0.00	
	Shower Repair/Replacement	146023	0	\$15,000.00	\$0.00	\$0.00	
	Kitchen Cabinets	146013	0	\$25,000.00	\$0.00	\$0.00	
	<b>DWELLING EQUIPMENT</b>	1465		\$58,808.48	\$81,083.54	\$75,325.52	
	Elevator Equipment	146506	0	\$5,000.00	\$0.00	\$0.00	
	Fire System Upgrade	146510	0	\$45,000.00	\$0.00	\$0.00	
	Refrigerator & Stoves	146503	4	\$7,309.94	\$3,198.46	\$3,198.46	Complete
	HVAC Replacement	146504	0	\$1,498.54	\$0.00	\$0.00	
	FEI	146501	lump sum	\$0.00	\$77,885.08	\$72,127.06	In Progress
	<b>NON DWELLING STRUCTURE</b>	1470		\$0.00	\$9,149.00	\$9,149.00	
	Automatic Doors	147016	2 Doors	\$0.00	\$9,149.00	\$9,149.00	Complete

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<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006			
Housing Authority of the City of Tulsa		CFFP (Yes/No): No					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000007	HEWGLETT TERRACE <b>NON DWELLING EQUIPMENT</b>	1475		\$13,771.93	\$10,527.92	\$10,527.92	
	Security Equipment	147511	1 system	\$0.00	\$8,923.92	\$8,923.92	Complete
	Vehicle Replacement	147507	0	\$8,771.93	\$0.00	\$0.00	
	Roof/HVAC Upgrade	147510	0	\$5,000.00	\$0.00	\$0.00	
	Computer Hardware	147501	1 unit	\$0.00	\$1,604.00	\$1,604.00	Complete
<b>OK073000008</b>	<b>TOTAL RIVERVIEW PARK</b>			<b>\$143,243.32</b>	<b>\$141,294.15</b>	<b>\$136,206.20</b>	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$17,766.01	\$23,239.31	\$23,239.31	
	Security	419102	1 contract	\$14,919.27	\$19,654.57	\$19,654.57	In Progress
	Facility Officers	419108	1 position	\$2,846.74	\$3,584.74	\$3,584.74	In Progress
	<b>FEES AND COSTS</b>	1430		\$15,108.79	\$2,117.62	\$2,117.62	
	A/E Fees	143001	0	\$4,166.87	\$0.00	\$0.00	
	Consultant Fees	143002	0	\$2,314.81	\$0.00	\$0.00	
	Contracting Coordinators	143003	1	\$8,627.31	\$2,117.62	\$2,117.62	Complete
	<b>SITE IMPROVEMENTS</b>	1450		\$28,900.00	\$18.33	\$18.33	
	Paving/Parking	145002	0	\$2,000.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	0	\$2,000.00	\$0.00	\$0.00	
	Landscaping	145011	1 ad	\$2,500.00	\$18.33	\$18.33	Complete
	Dumpster Enclosure	145008	0	\$2,400.00	\$0.00	\$0.00	
	Site Lighting	145014	0	\$5,000.00	\$0.00	\$0.00	

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<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000008	RIVERVIEW PARK Playground Equipment	145009	0	\$5,000.00	\$0.00	\$0.00	
	Sewer Line Replacement	145005	0	\$10,000.00	\$0.00	\$0.00	
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$54,200.00</b>	<b>\$89,071.64</b>	<b>\$89,071.64</b>	
	Plumbing Replacement	146043	0	\$5,000.00	\$0.00	\$0.00	
	HVAC Installation	146010	0	\$25,000.00	\$0.00	\$0.00	
	Hot Water Tank Replacement	146011	0	\$19,000.00	\$0.00	\$0.00	
	Brick & Concrete Repair	146022	2850 sqft	\$0.00	\$71,196.64	\$71,196.64	Complete
	Shower Replacement	146023	6	\$0.00	\$17,875.00	\$17,875.00	Complete
	Upgrade Main Building Electrical	146017	0	\$5,200.00	\$0.00	\$0.00	
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>		<b>\$11,157.41</b>	<b>\$3,198.46</b>	<b>\$3,198.46</b>	
	Refrigerators & Stoves	146503	4	\$9,259.26	\$3,198.46	\$3,198.46	Complete
	HVAC Replacement	146504	0	\$1,898.15	\$0.00	\$0.00	
	<b>NON DWELLING EQUIPMENT</b>	<b>1475</b>		<b>\$16,111.11</b>	<b>\$23,648.79</b>	<b>\$23,648.79</b>	
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	
	Vehicle Replacement	147507	2	\$11,111.11	\$21,382.80	\$21,382.80	Complete
	Office Equipment	147503	1	\$0.00	\$107.99	\$107.99	Complete
	Computer Hardware	147501	2 units	\$0.00	\$2,158.00	\$2,158.00	Complete
<b>OK073000010</b>	<b>TOTAL SANDY PARK</b>			<b>\$258,564.07</b>	<b>\$293,063.99</b>	<b>\$286,376.14</b>	
	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>\$20,588.43</b>	<b>\$23,286.31</b>	<b>\$17,249.96</b>	
	Security	419102	1 contract	\$16,593.28	\$18,753.16	\$14,034.03	In Progress
	Facility Officers	419108	1 position	\$3,995.15	\$4,533.15	\$3,215.93	In Progress

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<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		FFFP (Yes/No): No		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OKS6PO7350106				2006		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:						
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK073000010	SANDY PARK <b>FEES AND COSTS</b>	1430		\$1,723.20	\$7,588.45	\$7,588.45	\$7,588.45	
	A/E Fees	143001	0	\$3,508.77	\$0.00	\$0.00	\$0.00	
	Consultant Fees	143002	0	\$1,949.32	\$0.00	\$0.00	\$0.00	
	Contracting Coordinators	143003	3	\$7,265.11	\$7,588.45	\$7,588.45	\$7,588.45	Complete
	<b>SITE IMPROVEMENTS</b>	1450		\$37,500.00	\$101,629.77	\$100,978.27	\$100,978.27	
	Paving/Parking	145002	0	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	0	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Chain Link Fencing	145004	0	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Site Lighting	145014	0	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Landscaping	145011	1 ad	\$2,500.00	\$18.33	\$18.33	\$18.33	Complete
	Sewer Line Replacement	145005	1 ad	\$10,000.00	\$75.72	\$75.72	\$75.72	Complete
	Signage	145015	0	\$1,000.00	\$651.50	\$0.00	\$0.00	
	Gas System Upgrade	145007	4 units	\$5,000.00	\$100,884.22	\$100,884.22	\$100,884.22	Complete
	<b>DWELLING STRUCTURES</b>	1460		\$164,000.00	\$155,757.00	\$155,757.00	\$155,757.00	
	Plumbing Replacement	146043	0	\$5,000.00	\$0.00	\$0.00	\$0.00	
	HVAC Installation	146010	0	\$25,000.00	\$0.00	\$0.00	\$0.00	
	Upgrade Main Building Electrical	146017	0	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Bathroom Renovation	146008	0	\$100,000.00	\$0.00	\$0.00	\$0.00	
	Kitchen Renovations	146013	0	\$24,000.00	\$0.00	\$0.00	\$0.00	
	Shower Replacement	146023	50 units	\$0.00	\$155,757.00	\$155,757.00	\$155,757.00	Complete
	<b>DWELLING EQUIPMENT</b>	1465		\$9,395.71	\$3,198.46	\$3,198.46	\$3,198.46	
	Refrigerators & Stoves	146503	4	\$7,797.27	\$3,198.46	\$3,198.46	\$3,198.46	Complete
	HVAC Replacement	146504	0	\$1,598.44	\$0.00	\$0.00	\$0.00	
	<b>NON DWELLING EQUIPMENT</b>	1475		\$14,356.73	\$1,604.00	\$1,604.00	\$1,604.00	
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Computer hardware	147501	1 unit	\$0.00	\$1,604.00	\$1,604.00	\$1,604.00	Complete
	Vehicle Replacement	147507	0	\$9,356.73	\$0.00	\$0.00	\$0.00	
OK073000011	<b>TOTAL OSAGE HILLS</b>			-	-	-	-	
OK073000012	<b>TOTAL PARKVIEW TERRACE</b>			\$207,636.46	\$325,088.98	\$315,771.83	\$280,277.65	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$17,523.85	\$20,136.17	\$20,136.17	\$15,200.99	
	Security	419102	0	\$16,229.88	\$16,704.20	\$16,704.20	\$11,985.07	In Progress
	Facility Officers	419108	1 position	\$1,293.97	\$3,431.97	\$3,431.97	\$3,215.92	In Progress
	<b>FEES AND COSTS</b>	1430		\$17,892.00	\$7,122.87	\$7,122.87	\$7,122.87	
	A/E Fees	143001	0	\$4,934.21	\$0.00	\$0.00	\$0.00	
	Consultant Fees	143002	0	\$2,741.23	\$0.00	\$0.00	\$0.00	
	Contracting Coordinators	143003	3	\$10,216.56	\$7,122.87	\$7,122.87	\$7,122.87	Complete

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U.S Department of Housing and Urban Development  
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000012	PARKVIEW TERRACE						
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$63,900.00</b>	<b>\$33,394.06</b>	<b>\$24,076.91</b>	
	Paving/Parking	145002	0	\$2,000.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	2000 sqft	\$2,000.00	\$6,887.55	\$6,015.45	Complete
	Site Lighting	145014	0	\$5,000.00	\$0.00	\$0.00	
	Landscaping	145011	1 ad	\$2,500.00	\$18.33	\$18.33	Complete
	Sewer Line Replacement	145005	0	\$10,000.00	\$0.00	\$0.00	
	Dumpster Enclosures	145008	1 ad	\$12,400.00	\$53.18	\$53.18	Complete
	Playground Equipment	145009	0	\$10,000.00	\$0.00	\$0.00	
	Mailbox Replacement	145013	225	\$0.00	\$17,959.95	\$17,959.95	Complete
	Gas Systems Upgrade	145007	1 units	\$20,000.00	\$8,475.05	\$30.00	Complete
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$81,950.00</b>	<b>\$255,038.78</b>	<b>\$224,479.78</b>	
	Floor Tiles	146005	16 units	\$50,000.00	\$254,110.78	\$223,551.78	In Progress
	Entry Doors	146006	0	\$10,000.00	\$0.00	\$0.00	
	Termite Treatment	146007	1 bldg	\$0.00	\$928.00	\$928.00	Complete
	Plumbing Replacement	146043	0	\$5,000.00	\$0.00	\$0.00	
	Porch Lighting	146015	0	\$16,950.00	\$0.00	\$0.00	
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>		<b>\$13,212.72</b>	<b>\$6,685.10</b>	<b>\$6,685.10</b>	
	Refrigerators & Stoves	146503	4	\$10,964.91	\$3,872.16	\$3,872.16	Complete
	HVAC Replacement	146504	3	\$2,247.81	\$2,812.94	\$2,812.94	Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000012	PARKVIEW TERRACE						
	<b>NON DWELLING EQUIPMENT</b>	<b>1475</b>		<b>\$13,157.89</b>	<b>\$2,712.00</b>	<b>\$2,712.00</b>	
	Vehicle Replacement	147507	0	\$13,157.89	\$0.00	\$0.00	
	Computer Hardware	147501	2 units	\$0.00	\$2,712.00	\$2,712.00	Complete
<b>OK073000013</b>	<b>TOTAL LAFORTUNE TOWER</b>			<b>\$295,632.29</b>	<b>\$222,632.85</b>	<b>\$183,935.71</b>	
	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>\$23,681.03</b>	<b>\$21,443.50</b>	<b>\$15,757.03</b>	
	Security	419102	1 contract	\$13,940.11	\$17,260.25	\$17,260.25	In Progress
	Facility Officers	419108	1 position	\$15,640.92	\$4,183.25	\$4,183.25	In Progress
	<b>FEES AND COSTS</b>	<b>1430</b>		<b>\$19,983.51</b>	<b>\$5,476.13</b>	<b>\$5,476.13</b>	
	A/E Fees	143001	0	\$4,407.89	\$0.00	\$0.00	
	Consultant Fees	143002	0	\$2,448.83	\$0.00	\$0.00	
	Contracting Coordinators	143003	4	\$9,126.79	\$5,476.13	\$5,476.13	Complete
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$2,000.00</b>	<b>\$21,018.33</b>	<b>\$12,048.33</b>	
	Parking & Paving	145002	100 sq ft	\$2,000.00	\$2,000.00	\$0.00	Complete
	Gas System Upgrade	145007	4 units	\$5,000.00	\$5,000.00	\$30.00	Complete
	Site Drainage	145003	200 sqft	\$2,000.00	\$2,000.00	\$0.00	Complete
	Site Lighting	145014	5 bldgs	\$5,000.00	\$12,000.00	\$12,000.00	Complete
	Landscaping	145011	10 sqft	\$0.00	\$18.33	\$18.33	Complete

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

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000013	LAFORTUNE TOWER						
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$70,000.00</b>	<b>\$66,527.50</b>	<b>\$66,527.50</b>	
	Window Replacement	146001	0	\$10,000.00	\$0.00	\$0.00	
	Kitchen Cabinets	146013	0	\$50,000.00	\$0.00	\$0.00	
	Door Replacement	146006	7	\$10,000.00	\$62,830.00	\$62,830.00	Complete
	Termite Treatment	146007	2 Cottages	\$0.00	\$3,697.50	\$3,697.50	Complete
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>		<b>\$149,313.36</b>	<b>\$84,856.47</b>	<b>\$60,615.80</b>	
	Fire System Upgrade	146512	1 system	\$45,000.00	\$36,890.00	\$36,890.00	Complete
	Domestic Water Piping	146511	0	\$67,510.00	\$0.00	\$0.00	
	Elevator Upgrade	146506	0	\$5,000.00	\$0.00	\$0.00	
	HVAC Upgrade	146504	0	\$22,008.04	\$0.00	\$0.00	
	Refrigerators & Stoves	146503	9	\$9,795.32	\$6,445.38	\$6,445.38	Complete
	FEI	146501	lump sum	\$0.00	\$41,521.09	\$41,521.09	In Progress
	<b>NON DWELLING EQUIPMENT</b>	<b>1475</b>		<b>\$16,754.39</b>	<b>\$10,527.92</b>	<b>\$10,527.92</b>	
	Security Equipment	147511	1	\$5,000.00	\$8,923.92	\$8,923.92	Complete
	Vehicle Replacement	147507	0	\$11,754.39	\$0.00	\$0.00	
	Computer hardware	147501	1 system	\$0.00	\$1,604.00	\$1,604.00	Complete
	<b>NON DWELLING STRUCTURES</b>	<b>1470</b>		<b>\$0.00</b>	<b>\$12,983.00</b>	<b>\$12,983.00</b>	
	Automatic Door Repl.	147016	2 doors	\$0.00	\$12,983.00	\$12,983.00	Complete

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Expires 4/30/2011

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006			
Housing Authority of the City of Tulsa		CFFP (Yes/No): No					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK073000017</b>	<b>SOUTH HAVEN MANOR TOTAL</b>			<b>\$147,713.00</b>	<b>\$189,215.33</b>	<b>\$182,650.34</b>	<b>\$170,851.53</b>
	<b>MANAGEMENT IMPROVEMENTS</b>						
	Security	1408	1 contract	\$14,140.74	\$19,112.59	\$19,112.59	\$13,513.78
	Facility Officers	419102	1 position	\$11,585.14	\$15,016.99	\$15,016.99	\$10,297.86
		419108		\$2,555.60	\$4,085.60	\$4,085.60	\$3,215.92
	<b>FEES AND COSTS</b>						
	A/E Fees	1430	0	\$7,951.99	\$11,133.02	\$11,133.02	\$11,133.02
	Consultant Fees	143001	0	\$2,192.98	\$0.00	\$0.00	\$0.00
	Contracting Coordinators	143002	0	\$1,218.32	\$0.00	\$0.00	\$0.00
		143003	3 Coordinators <sup>9</sup>	\$4,540.69	\$11,133.02	\$11,133.02	\$11,133.02
	<b>SITE IMPROVEMENTS</b>						
	Paving/Parking	1450	400 sqft	\$38,900.00	\$31,743.32	\$25,178.33	\$18,978.33
	Drainage/Site Improvements	145002	2000 sqft	\$2,000.00	\$2,000.00	\$0.00	\$0.00
	Landscaping	145003	1315 sqft	\$2,500.00	\$2,500.00	\$18,960.00	\$18,960.00
	Site Lighting	145011	0	\$5,000.00	\$0.00	\$0.00	\$0.00
	Playground Equipment	145014	0	\$10,000.00	\$0.00	\$0.00	\$0.00
	Dumpster Enclosures	145009	0	\$12,400.00	\$0.00	\$0.00	\$0.00
	Brick Replacement	145008	1 bldg	\$0.00	\$6,200.00	\$6,200.00	\$0.00
	Fencing	145006	0	\$5,000.00	\$83.32	\$0.00	\$0.00

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350106		2006			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000017	SOUTH HAVEN MANOR						
	<b>DWELLING STRUCTURES</b>	1460		\$70,000.00	\$54,033.02	\$64,033.02	
	Roofing	146004	20 bldgs	\$40,000.00	\$46,233.02	\$46,233.02	Complete
	Upgrade Main Building Electrical	146017	0	\$5,000.00	\$0.00	\$0.00	
	HVAC Installation	146010	0	\$20,000.00	\$0.00	\$0.00	
	Plumbing Replacement	146043	0	\$5,000.00	\$0.00	\$0.00	
	Shower Replacement	146023	0	\$0.00	\$17,800.00	\$17,800.00	Complete
	<b>DWELLING EQUIPMENT</b>	1465		\$5,872.32	\$61,035.38	\$61,035.38	
	HVAC Upgrade	146504	0	\$999.03	\$0.00	\$0.00	
	Refrigerators & Stoves	146503	10	\$4,873.29	\$6,445.38	\$6,445.38	Complete
	Roof Vents	146515	85	\$0.00	\$54,590.00	\$54,590.00	Complete
	<b>NON DWELLING EQUIPMENT</b>	1475		\$10,847.95	\$2,158.00	\$2,158.00	
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	
	Vehicle Replacement	147507	0	\$5,847.95	\$0.00	\$0.00	
	Computer Hardware	147501	1 system	\$0.00	\$2,158.00	\$2,158.00	Complete

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK56P07350106		2006		
Housing Authority of the City of Tulsa		CFFP (Yes/No): No				
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised <sup>1</sup>	
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>OK073000018</b>	<b>TOTAL EAST CENTRAL VILLAGE</b>			<b>\$289,292.44</b>	<b>\$213,230.76</b>	<b>\$194,138.06</b>
	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>\$14,614.03</b>	<b>\$22,714.43</b>	<b>\$17,790.44</b>
	Security	419102	1 contract	\$13,433.28	\$19,293.68	\$14,574.55 In Progress
	Facility Officers	419108	1 positing	\$1,180.75	\$3,420.75	\$3,215.89 In Progress
	<b>FEES AND COSTS</b>	<b>1430</b>		<b>\$11,928.00</b>	<b>\$4,040.02</b>	<b>\$4,040.02</b>
	AVE Fees	143001	0	\$3,289.47	\$0.00	\$0.00
	Consultant Fees	143002	0	\$1,827.49	\$0.00	\$0.00
	Contracting Coordinators	143003	3	\$6,811.04	\$4,040.02	\$4,040.02 Complete
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$18,300.00</b>	<b>\$7,512.73</b>	<b>\$231.01</b>
	Paving/Parking	145002	480 sqft	\$2,400.00	\$2,400.00	\$0.00
	Drainage/Site Improvements	145003	0	\$6,000.00	\$0.00	\$0.00
	Site Lighting	145014	0	\$5,000.00	\$0.00	\$0.00
	Mailbox Replacement	145013	1 ad	\$0.00	\$159.55	\$159.55 Complete
	Landscaping	145011	1315 sqft	\$2,500.00	\$2,500.00	\$18.28 In Progress
	Dumpster Enclosure	145008	1	\$2,400.00	\$2,453.18	\$53.18 Complete
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$221,870.00</b>	<b>\$172,698.34</b>	<b>\$165,811.35</b>
	Flooring	146005	17 units	\$50,000.00	\$171,581.84	\$164,694.85 In Progress
	Bathroom Remodel	146008	0	\$75,000.00	\$0.00	\$0.00
	Kitchen Renovations	146013	0	\$93,000.00	\$0.00	\$0.00

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<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56FP07350106		2006			
Housing Authority of the City of Tulsa		CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000018	EAST CENTRAL VILLAGE						
	Termite Treatment	146007	1	\$3,870.00	\$1,116.50	\$1,116.50	Complete
	Roof replacement	146004	0	\$0.00	\$0.00	\$0.00	Complete
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>		<b>\$8,808.48</b>	<b>\$3,759.02</b>	<b>\$3,759.02</b>	
	HVAC Upgrade	146504	0	\$1,498.54	\$0.00	\$0.00	
	Refrigerators & Stoves	146503	4	\$7,309.94	\$3,759.02	\$3,759.02	Complete
	<b>NON DWELLING EQUIPMENT</b>	<b>1475</b>		<b>\$13,771.93</b>	<b>\$2,506.22</b>	<b>\$2,506.22</b>	
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	
	Vehicle Replacement	147507	0	\$8,771.93	\$0.00	\$0.00	
	Printers	147503	1	\$0.00	\$348.22	\$348.22	Complete
	Computer Hardware	147501	1	\$0.00	\$2,158.00	\$2,158.00	Complete
<b>OK073000019</b>	<b>TOTAL SCATTERED SITE</b>			<b>\$392,680.00</b>	<b>\$486,515.23</b>	<b>\$486,515.23</b>	
	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	Security	419102	0	\$0.00	\$0.00	\$0.00	
	Facility Officers	419108	0	\$0.00	\$0.00	\$0.00	
	<b>FEES AND COSTS</b>	<b>1430</b>		<b>\$0.00</b>	<b>\$16,994.86</b>	<b>\$16,994.86</b>	
	Contracting Coordinators	143003	6	\$0.00	\$16,994.86	\$16,994.86	Complete

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Annual Statement/Performance and Evaluation Report  
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Part III: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK58PO7350106		2006		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFF (Yes/No): No				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised <sup>1</sup>	
			Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	Total Actual Cost	
OK073000019	SCATTERED SITE					
	<b>SITE IMPROVEMENTS</b>	1450		\$50,000.00	\$100,266.68	\$100,266.68
	Paving/Parking	145002	2000 sqft	\$35,000.00	\$12,000.00	\$12,000.00 Complete
	Drainage/Site Improvements	145003	5000 ft2	\$10,000.00	\$8,685.43	\$8,685.43 Complete
	Fencing	145004	450 ft	\$5,000.00	\$60,306.25	\$60,306.25 Complete
	Garage Door	145017	10 doors	\$0.00	\$19,275.00	\$19,275.00 Complete
	<b>DWELLING STRUCTURES</b>	1460		\$342,680.00	\$345,364.76	\$345,364.76
	Windows/Screens	146001	0	\$52,600.00	\$0.00	\$0.00
	Siding & Trim	146002	20 units	\$65,000.00	\$61,600.00	\$61,600.00 Complete
	Entry Doors	146006	0%	\$20,000.00	\$0.00	\$0.00
	Termite Treatment	146007	1	\$10,000.00	\$490.00	\$490.00 Complete
	HVAC Installation	146010	26 units	\$90,000.00	\$42,213.88	\$42,213.88 Complete
	Electrical Upgrade	146017	0	\$30,000.00	\$0.00	\$0.00
	Roofing	146004	10 bldgs	\$20,000.00	\$28,000.00	\$28,000.00 Complete
	Interior Renovations	146012	1 unit	\$55,080.00	\$5,623.75	\$5,623.75 Complete
	Flooring	146005	3 units	\$0.00	\$11,000.00	\$11,000.00 Complete
	Install Insulation	146009	2 units	\$0.00	\$10,000.00	\$10,000.00 Complete
	Kitchen Renovation	146013	175 units	\$0.00	\$128,487.13	\$128,487.13 In Progress
	Gutter Installation	146014	1 unit	\$0.00	\$5,000.00	\$5,000.00 Complete
	Shower Replacement	146023	10 units	\$0.00	\$38,950.00	\$38,950.00 Complete
	Exterior Painting	146003	2 units	\$0.00	\$14,000.00	\$14,000.00 Complete
	<b>NON DWELLING EQUIPMENT</b>	1475		\$0.00	\$23,888.93	\$23,888.93
	Vehicle Replacement	147507	2 units	\$0.00	\$23,888.93	\$23,888.93 Complete
	<b>CONTINGENCY</b>			\$52,952.00	\$0.00	\$0.00
	<b>Work Items</b>			\$3,857,985.00	\$3,910,937.00	\$3,878,001.64
	<b>TOTAL BUDGET</b>			\$3,910,937.00	\$3,910,937.00	\$3,565,441.84

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

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

Part III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant:	
PHA Name:						2006	
Housing Authority of the City of Tulsa Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
OK073000000	7/18/2008	6/30/2008	7/18/2010				
OK073000003	7/18/2008	6/30/2008	7/18/2010				
OK073000004	7/18/2008	6/30/2008	7/18/2010				
OK073000005	7/18/2008	6/30/2008	7/18/2010				
OK073000006	7/18/2008	6/30/2008	7/18/2010				
OK073000007	7/18/2008	6/30/2008	7/18/2010				
OK073000008	7/18/2008	6/30/2008	7/18/2010				
OK073000010	7/18/2008	6/30/2008	7/18/2010				
OK073000011	7/18/2008	6/30/2008	7/18/2010				
OK073000012	7/18/2008	6/30/2008	7/18/2010				
OK073000013	7/18/2008	6/30/2008	7/18/2010				
OK073000017	7/18/2008	6/30/2008	7/18/2010				
OK073000018	7/18/2008	6/30/2008	7/18/2010				
OK073000019	7/18/2008	6/30/2008	7/18/2010				

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

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Annual Statement/Performance and Evaluation Report  
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Capital Fund Financing Program


Part I: Summary		Grant Type and Number		FFY of Grant	
PHA Name:		Capital Fund Program Grant No:		2006	
Housing Authority of the City of Tulsa		Date of CFFP:		FFY of Grant Approval:	
		Replacement Housing Factor Grant No: OK56RO7350106		2006	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 1 )	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09				<input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account		Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
18a	1499 Development Activities <sup>4</sup>	\$96,235.00	\$104,377.00		
18a	1501 Collateralization or Debt Service paid by the PHA				
18a	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2-10)	\$96,235.00	\$104,377.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations.

<sup>4</sup> RHF funds shall be included here.

Part I: Summary	
PHA Name: Housing Authority of the City of Tulsa	Grant Type and Number Capital Fund Program Grant No: Date of CFFP:
	Replacement Housing Factor Grant No: OK56RO7350106
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09	FFY of Grant 2006 FFY of Grant Approval: 2006
<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account	Total Estimated Cost Original Revised <sup>2</sup> Total Actual Cost <sup>1</sup>
Signature of Executive Director 	Signature of Public Housing Director Obligated Expended
Date 1/15/10	Date

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:					
PHA Name:		Capital Fund Program Grant No:		2006					
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	Total Actual Cost	Status of Work
	OPERATING EXPENSES	1406		-	-	-	-		
H/A WIDE ACTIVITIES	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$0.00	\$0.00	\$0.00		
	Security	419102		-	-	-	-		
	Salaries	419103		-	-	-	-		
	Staff Training	419105		-	-	-	-		
	Computer Software	419106		-	-	-	-		
	Facility Officers	419108		-	-	-	-		
	MANAGEMENT IMPROV. HARD			-	-	-	-		
	ADMINISTRATION	1410		\$0.00	\$0.00	\$0.00	\$0.00		
	Non Technical Salaries	141001		-	-	-	-		
	Technical Salaries	141002		-	-	-	-		
	Benefits	141009		-	-	-	-		
	Sundry Admin. Costs	141019		-	-	-	-		
	FEES AND COSTS	1430		\$0.00	\$0.00	\$0.00	\$0.00		
	A/E Fees	143001		-	-	-	-		
	Consultant Fees	143002		-	-	-	-		

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S Department of Housing and Urban Development  
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Part II: Supporting Pages		Grant Type and Number			Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No:			2006		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:			CFFP (Yes/No):		
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
	DWELLING EQUIPMENT Replace A/C Units	14650 146504		-	-	-	-
	NON DWELLING EQUIPMENT Computer Hardware Copy Machine Vehicle Replacement	1475 147501 147507		-	-	-	-
73-	DEVELOPMENT ACTIVITIES Development of Replacement Housing	1499	1	\$96,235.00	\$104,377.00	\$0.00	\$0.00
	CONTINGENCY						
	TOTAL BUDGET			\$96,235.00	\$104,377.00		

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor ar  
 Capital Fund Financing Program  
 U.S Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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**Part III: Implementation Schedule for Capital Fund Financing Program**

PHA Name: Housing Authority of the City of Tulsa	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
73-	10/27/2011		10/27/2013		

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

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Part I: Summary		Grant Type and Number Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor Grant No: OK56RO7350107	FFY of Grant 2007	FFY of Grant Approval: 2007
PHA Name: Housing Authority of the City of Tulsa		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Expended
		Original			Total Actual Cost <sup>1</sup>
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
	1499 Development Activities <sup>4</sup>	\$113,534.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2-10)	\$113,534.00	\$113,534.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations.

<sup>4</sup> RHF funds shall be included here.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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Part I: Summary		FFY of Grant 2007	
PHA Name: Housing Authority of the City of Tulsa		FFY of Grant Approval: 2007	
Grant Type and Number Capital Fund Program Grant No: Date of CFFP:		Replacement Housing Factor Grant No: OK56RO7350107	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Actual Cost <sup>1</sup>	
Original	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director <i>Chris Roberts</i>		Signature of Public Housing Director	
Date 1/15/10		Date	



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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No:		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFPP (Yes/No):			
		OK56RO7350107					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
	OPERATING EXPENSES	1406		-	-	-	-
H/A WIDE ACTIVITIES	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$0.00	\$0.00	\$0.00
	Security	419102		-	-	-	-
	Salaries	419103		-	-	-	-
	Staff Training	419105		-	-	-	-
	Computer Software	419106		-	-	-	-
	Facility Officers	419108		-	-	-	-
	MANAGEMENT IMPROV. HARD			-	-	-	-
	ADMINISTRATION	1410		\$0.00	\$0.00	\$0.00	\$0.00
	Non Technical Salaries	141001		-	-	-	-
	Technical Salaries	141002		-	-	-	-
	Benefits	141009		-	-	-	-
	Sundry Admin. Costs	141019		-	-	-	-
	FEEES AND COSTS	1430		\$0.00	\$0.00	\$0.00	\$0.00
	AVE Fees	143001		-	-	-	-
	Consultant Fees	143002		-	-	-	-

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
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 Capital Fund Financing Program

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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:			
PHA Name:		Capital Fund Program Grant No:		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
		OK56RO7350107					
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
	DWELLING EQUIPMENT	14650		-	-	-	
	Replace A/C Units	146504		-	-	-	
	NON DWELLING EQUIPMENT	1475		-	-	-	
	Computer Hardware	147501		-	-	-	
	Copy Machine			-	-	-	
	Vehicle Replacement	147507		-	-	-	
73				\$113,534.00	\$113,534.00	\$0.00	
	DEVELOPMENT ACTIVITIES	1499		\$113,534.00	\$113,534.00	\$0.00	
	Development of Replacement Housing		1	\$113,534.00	\$113,534.00	-	
	CONTINGENCY						
	TOTAL BUDGET			\$113,534.00	\$113,534.00		


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

<sup>2</sup> To be completed for the Performance and Evaluation Report.



Part I: Summary		Grant Type and Number		Replacement Housing Factor Grant No:		FFY of Grant	
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		Replacement Housing Factor Grant No:		2007	
Housing Authority of the City of Tulsa		Date of CFFP:				FFY of Grant Approval: 2007	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 2 )		Total Actual Cost <sup>1</sup>	
Original		Revised <sup>2</sup>		Obligated		Expended	
Line	Summary by Development Account	Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended	
1	Total non-CFFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$96,565.65	\$96,565.65	\$96,565.65	\$96,565.65	\$0.00	\$0.00
3	1408 Management Improvements	\$685,055.50	\$751,055.50	\$674,014.50	\$674,014.50	\$396,049.13	\$396,049.13
4	1410 Administration (may not exceed 10% of line 21)	\$374,363.40	\$374,363.40	\$374,363.40	\$374,363.40	\$374,363.40	\$374,363.40
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$177,162.60	\$154,162.60	\$118,162.60	\$118,162.60	\$109,356.91	\$109,356.91
8	1440 Site Acquisition						
9	1450 Site Improvements	\$365,184.35	\$297,284.35	\$218,897.11	\$218,897.11	\$218,897.11	\$218,897.11
10	1460 Dwelling Structures	\$1,099,900.00	\$1,637,755.26	\$1,637,755.26	\$1,637,755.26	\$1,637,755.26	\$1,637,755.26
11	1465.1 Dwelling Equipment-Nonexpendable	\$434,000.00	\$103,400.24	\$103,400.24	\$103,400.24	\$103,400.24	\$103,400.24
12	1470 Non-dwelling Structures	\$208,547.00	\$208,547.00	\$208,547.00	\$208,547.00	\$150,212.00	\$150,212.00
13	1475 Non-dwelling Equipment	\$231,600.00	\$120,500.00	\$76,683.61	\$76,683.61	\$76,683.61	\$76,683.61
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)	\$71,255.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of line 2-10)	\$3,743,634.00	\$3,743,634.00	\$3,508,389.37	\$3,508,389.37	\$3,066,574.93	\$3,066,574.93
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities	\$42,300.00	\$4,800.00	\$4,800.00	\$4,800.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$287,493.65	\$46,339.29	\$43,796.43	\$43,796.43	\$43,796.43	\$43,796.43
24	Amount of line 20 Related to Security - Hard Costs	\$239,450.00	\$44,783.21	\$44,603.60	\$44,603.60	\$8,736.66	\$8,736.66
25	Amount of line 20 Related to Energy Conservation Measures	\$387,000.00	\$511,307.36	\$511,307.36	\$511,307.36	\$511,307.36	\$511,307.36

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

Part I: Summary	
PHA Name: Housing Authority of the City of Tulsa	Grant Type and Number Capital Fund Program Grant No: OK56P07350107 Date of CFFP: Replacement Housing Factor Grant No:
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09	FFY of Grant 2007 FFY of Grant Approval: 2007
<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 ) <input type="checkbox"/> Final Performance and Evaluation Report	Total Actual Cost <sup>1</sup>
Line Summary by Development Account	Total Estimated Cost
	Revised <sup>2</sup>
	Obligated
	Expended
Signature of Executive Director 	Signature of Public Housing Director
Date 1/15/10	Date

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56FO7350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
	<b>OPERATING EXPENSES</b>	<b>1406</b>		\$96,565.65	\$96,565.65	\$0.00	
	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		\$385,055.50	\$365,102.21	\$14,726.84	
	Security	419102	1 ad	\$0.00	\$303.84	\$303.84	Complete
	Salaries	419103		\$192,055.50	\$211,965.37	\$8,590.00	In Progress
	Staff Training	419105	1	\$15,000.00	\$15,000.00	\$5,833.00	Complete
	Computer Software	419106	2	\$12,000.00	\$5,833.00	\$0.00	In Progress
	Facility Officers	419108	1	\$100,000.00	\$0.00	\$0.00	In Progress
	Management Improvement Trainer	419109	1	\$66,000.00	\$132,000.00	\$66,000.00	In Progress
	<b>ADMINISTRATION</b>	<b>1410</b>		\$374,363.40	\$374,363.40	\$374,363.40	
	Non Technical Salaries	141001	6	\$41,720.00	\$41,720.00	\$41,720.00	
	Technical Salaries	141002	7	\$219,021.40	\$219,021.40	\$219,021.40	
	Benefits	141009	7	\$97,622.00	\$97,622.00	\$97,622.00	
	Sundry Admin. Costs	141019	1 lumps sum	\$16,000.00	\$16,000.00	\$16,000.00	
	<b>FEES AND COSTS</b>	<b>1430</b>		\$177,162.60	\$41,000.00	\$3,906.25	
	A/E Fees	143001	1 contract	\$50,000.00	\$36,000.00	\$0.00	
	Consultant Fees	143002	1 contract	\$25,000.00	\$5,000.00	\$3,906.25	
	Contract Coordinators	143003		\$102,162.60	\$0.00	\$0.00	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56FO7350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No):					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000000	CENTRAL OFFICE			\$235,600.00	\$206,981.62	\$163,165.23	\$163,165.23
	SITE IMPROVEMENTS	1450	0	\$350.00	\$350.00	\$350.00	\$350.00
	Parking & Paving	145002	1 ad	\$350.00	\$350.00	\$350.00	Complete
	DWELLING EQUIPMENT	1465	50	\$69.00	\$69.00	\$69.00	Complete
	Replacement Window A/C Units	146504		\$69.00	\$69.00	\$69.00	Complete
	Fire Suppression	146510	1 unit	\$0.00	\$0.00	\$0.00	
	NON DWELLING STRUCTURES	1470		\$104,456.70	\$104,456.70	\$104,456.70	
	Carpet	147003	0	\$15,000.00	\$0.00	\$0.00	
	Security Equipment	147015	1 camera	\$0.00	\$2,120.00	\$2,120.00	Complete
	Gym Floors	147017	0	\$12,500.00	\$0.00	\$0.00	
	Roof Replacement	147001	one half	\$0.00	\$69,481.77	\$69,481.77	Complete
	HVAC Replacement	147002	1 unit	\$0.00	\$11,305.00	\$11,305.00	Complete
	Warehouse Renovations	147005	lump sum	\$0.00	\$21,549.93	\$21,549.93	Complete

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
	<b>CENTRAL OFFICE</b>						
	<b>NON DWELLING EQUIPMENT</b>	1475		\$203,100.00	\$102,105.92	\$58,289.53	
	Computer Hardware	147501	25	\$45,000.00	\$25,000.00	\$2,653.55	Complete
	Copiers	147502	3	\$36,500.00	\$0.00	\$0.00	
	Printers	147503	1	\$12,600.00	\$0.00	\$0.00	
	TV/VCR	147504	0	\$1,000.00	\$0.00	\$0.00	
	Office Furniture	147505	0	\$4,000.00	\$0.00	\$0.00	
	Vehicle Replacement	147507	3	\$100,000.00	\$41,059.37	\$20,008.05	Complete
	Security Equipment	147511	1 system	\$5,000.00	\$36,046.55	\$35,627.93	Complete
<b>OK073000001</b>	<b>TOTAL SEMINOLE HILLS</b>			\$36,847.07	\$112,194.23	\$105,356.12	
	<b>SITE IMPROVEMENTS</b>	1450		\$19,800.00	\$6,459.90	\$0.00	
	Parking & Paving	145002	480 sqft	\$2,400.00	\$2,045.00	\$0.00	
	Drainage/Site Improvements	145003	2000 sqft	\$2,400.00	\$2,400.00	\$0.00	
	Sewer Line Replacement	145005	100 ft	\$15,000.00	\$2,014.90	\$0.00	
	<b>DWELLING STRUCTURE</b>	1460		\$7,000.00	\$89,151.57	\$89,151.57	
	Painting	146003	30 bldgs	\$0.00	\$89,151.57	\$89,151.57	In Progress
	HVAC	146010	0	\$4,500.00	\$0.00	\$0.00	
	Kitchen Reno/504	146013	0	\$2,500.00	\$0.00	\$0.00	
	<b>FEES AND COSTS</b>	1430		\$0.00	\$0.00	\$6,193.54	
	Contract Coordinators	143003	1 Coordinator	\$0.00	\$6,193.54	\$6,193.54	In Progress
	<b>NON DWELLING EQUIPMENT</b>	1475		\$0.00	\$1,451.66	\$1,451.66	
	Security Equipment	147511	1 unit	\$0.00	\$1,451.66	\$1,451.66	Complete
	<b>DWELLING EQUIPMENT</b>	1485		\$5,103.04	\$0.00	\$0.00	
	Ranges & Refrigerators	146503	0	\$5,103.04	\$0.00	\$0.00	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$4,944.03	\$8,337.56	\$8,559.35	
	Security	419102	1 contract	\$4,944.03	\$8,463.56	\$8,463.56	Complete
	Computer Software	419106	1	\$0.00	\$474.00	\$95.79	In Progress

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000002	<b>TOTAL WHITLOW TOWN HOMES</b>			\$12,217.62	\$6,918.10	\$4,018.10	
	<b>FEES AND COSTS</b>	1430		\$0.00	\$134.24	\$134.24	
	Contract Coordinators	143003	1	\$0.00	\$134.24	\$134.24	Complete
	<b>SITE IMPROVEMENTS</b>	1450		\$4,900.00	\$0.00	\$0.00	
	Parking & Paving	145002	240 sqft	\$1,200.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	1000 sqft	\$1,200.00	\$0.00	\$0.00	
	Sewer Line Replacement	145005	15 ft	\$2,500.00	\$0.00	\$0.00	
	<b>DWELLING EQUIPMENT</b>	1465		\$2,551.52	\$0.00	\$0.00	
	Ranges & Refrigerators	146503	0	\$2,551.52	\$0.00	\$0.00	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$4,766.10	\$3,883.86	\$3,883.86	
	Security	419102	1 contract	\$4,766.10	\$3,883.86	\$3,883.86	Complete
OK073000003	<b>TOTAL COMANCHE PARK</b>			\$340,163.49	\$240,240.30	\$238,733.72	
	<b>FEES AND COSTS</b>	1430		\$0.00	\$8,377.09	\$8,377.09	
	Contract Coordinators	143003		\$0.00	\$8,377.09	\$8,377.09	In Progress
	<b>SITE IMPROVEMENTS</b>	1450		\$34,400.00	\$9,502.00	\$8,682.00	
	Parking/Paving 504	145002	0	\$2,400.00	\$0.00	\$0.00	
	Sewer Line Replacement	145005	0	\$25,000.00	\$0.00	\$0.00	
	Gas System Upgrade	145007	1	\$5,000.00	\$532.00	\$532.00	Complete
	Sidewalks	145016	85 ft	\$2,000.00	\$1,220.00	\$0.00	
	Fencing	145004	10000 ft	\$0.00	\$8,150.00	\$8,150.00	Complete

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 Office of Public and Indian Housing  
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Part II: Supporting Pages		Grant Type and Number		FFFP (Yes/No)		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK56FO7350107		CFFP (Yes/No):		2007		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:						
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK073000003	COMANCHE PARK <b>DWELLING STRUCTURES</b>	1460		\$140,000.00	\$10,015.61	\$10,015.61	\$10,015.61	
	Upgrade Main Building Electrical	146017	0	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Plumbing Replacement	146043	0	\$10,000.00	\$0.00	\$0.00	\$0.00	
	HVAC Installation	146010	0	\$25,000.00	\$0.00	\$0.00	\$0.00	
	Bathroom Renovations	146008	0	\$25,000.00	\$0.00	\$0.00	\$0.00	
	Exterior Painting	146003	4 units	\$50,000.00	\$9,784.22	\$9,784.22	\$9,784.22	Complete
	Kitchen Renovations	146013	0	\$25,000.00	\$0.00	\$0.00	\$0.00	
	Floor tiles	146005	1 ad	\$0.00	\$88.66	\$88.66	\$88.66	Complete
	Siding Replacement	146002	1 ad	\$0.00	\$142.73	\$142.73	\$142.73	Complete
	<b>NON DWELLING STRUCTURES</b>	1470		\$25,000.00	\$45,636.50	\$45,636.50	\$45,636.50	
	Office Roofing	147001	1	\$25,000.00	\$43,634.00	\$43,634.00	\$43,634.00	Complete
	Fan Replacement	147021	1	\$0.00	\$2,002.50	\$2,002.50	\$2,002.50	Complete
	<b>NON DWELLING EQUIPMENT</b>	1475		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	\$0.00	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$114,887.46	\$160,882.56	\$160,595.38	\$160,595.38	
	Security	419102	1 contract	\$114,887.46	\$160,408.56	\$160,408.56	\$160,408.56	In Progress
	Computer Software	419106	1	\$0.00	\$474.00	\$186.82	\$186.82	In Progress
	<b>DWELLING EQUIPMENT</b>	1465		\$21,076.03	\$5,427.14	\$5,427.14	\$5,427.14	
	Ranges & Refrigerators	146503	0	\$14,352.29	\$0.00	\$0.00	\$0.00	
	Window HVAC	146504	7	\$6,723.74	\$5,427.14	\$5,427.14	\$5,427.14	Complete

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007			
Housing Authority of the City of Tulsa		CFFP (Yes/No):					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK074000004	<b>TOTAL PIONEER PLAZA</b>			\$220,887.40	\$299,567.95	\$296,226.70	
	<b>FEES AND COSTS</b>	1430		\$0.00	\$8,849.05	\$8,849.05	
	Contract Coordinators	143003	3	\$0.00	\$8,849.05	\$8,849.05	In Progress
	<b>SITE IMPROVEMENTS</b>	1450		\$14,500.00	\$3,998.00	\$0.00	
	Site Drainage	145003	4500 ft2	\$4,500.00	\$3,998.00	\$0.00	
	Sewer Lines	145001	0	\$5,000.00	\$0.00	\$0.00	
	Landscaping	145011	0	\$5,000.00	\$0.00	\$0.00	
	<b>DWELLING STRUCTURES</b>	1460		\$57,500.00	\$276,313.86	\$276,313.86	
	Door Replacement	146006	0	\$22,500.00	\$0.00	\$0.00	
	Window Replacement	146001	40	\$0.00	\$218,156.33	\$218,156.33	Complete
	Tub Surrounds	146023	0	\$10,000.00	\$0.00	\$0.00	
	Replace Kitchen Cabinets	146013	0	\$25,000.00	\$0.00	\$0.00	
	Shower Replacement	146023	20	\$0.00	\$58,157.53	\$58,157.53	Complete
	<b>DWELLING EQUIPMENT</b>	1465		\$135,250.00	\$239.01	\$239.01	
	Fire System Upgrade	146512	1 ad	\$1,000.00	\$239.01	\$239.01	Complete
	FEI	146501	0	\$12,500.00	\$0.00	\$0.00	
	Heating System	146502	0	\$100,000.00	\$0.00	\$0.00	
	Generator	146507	0	\$1,500.00	\$0.00	\$0.00	
	Elevator Upgrade	146506	0	\$10,000.00	\$0.00	\$0.00	
	HVAC Replacement	146504	0	\$5,000.00	\$0.00	\$0.00	
	Ranges & Refrigerators	146503	0	\$5,250.00	\$0.00	\$0.00	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$7,637.40	\$10,168.03	\$9,823.78	
	Security	419102	1 Contract	\$7,637.40	\$9,694.03	\$9,694.03	In Progress
	Computer Software	419105	1	\$0.00	\$474.00	\$129.75	In Progress

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<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56POT7350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000004	PIONEER PLAZA NON DWELLING EQUIPMENT Security Cameras	1475 147511	0	\$6,000.00 \$6,000.00	\$0.00 \$0.00	\$0.00 \$0.00	
OK073000005	TOTAL APACHE MANOR MANAGEMENT IMPROVEMENTS Security	1408 419102	1 Contract	\$214,895.85 \$112,506.35	\$442,679.53 \$136,810.45	\$433,610.23 \$136,445.15	In Progress
	Computer Software	419106	1	\$0.00	\$474.00	\$108.70	In Progress
	FEES AND COSTS	1430		\$0.00	\$10,577.96	\$10,577.96	In Progress
	Contract Coordinators	143003	5	\$0.00	\$10,577.96	\$10,577.96	In Progress
	SITE IMPROVEMENTS	1450		\$49,900.00	\$17,400.00	\$8,696.00	
	Paving/Parking/504	145002	480 ft2	\$2,400.00	\$2,400.00	\$0.00	
	Drainage/Site Improvements	145003	4800 ft2	\$5,000.00	\$0.00	\$0.00	
	Gas System Upgrade	145007	4 units	\$5,000.00	\$5,000.00	\$546.00	Complete
	Mailbox Enclosure	145013	0	\$12,500.00	\$0.00	\$0.00	
	Sidewalks	145016	650 ft	\$10,000.00	\$1,850.00	\$0.00	
	Sewer Line Replacement	145005	0	\$15,000.00	\$0.00	\$0.00	
	Fencing	145004	10000 ft	\$0.00	\$8,150.00	\$8,150.00	Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000005	APACHE MANOR						
	<b>DWELLING STRUCTURES</b>	1460		\$35,000.00	\$249,919.32	\$249,919.32	
	Sliding & Trim	146002	30 bldgs	\$15,000.00	\$249,830.66	\$249,830.66	Complete
	VCT	146005	1 ad	\$10,000.00	\$88.66	\$88.66	Complete
	Upgrade Main Building Electrical	146017	0	\$10,000.00	\$0.00	\$0.00	
	<b>DWELLING EQUIPMENT</b>	1465		\$17,489.50	\$22,806.80	\$22,806.80	
	Security Cameras	146510	0	\$5,000.00	\$0.00	\$0.00	
	Domestic Water Lines	146511	1 line	\$0.00	\$2,260.99	\$2,260.99	Complete
	Window AC	146504	40	\$3,984.44	\$20,545.81	\$20,545.81	Complete
	Ranges & Refrigerators	146503	0	\$8,505.06	\$0.00	\$0.00	
	<b>NON DWELLING EQUIPMENT</b>	1475		\$0.00	\$5,165.00	\$5,165.00	
	Security & Fire Protection	147511	1 unit	\$0.00	\$5,165.00	\$5,165.00	Complete

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<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		CFFP (Yes/No):		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: OK56PO7350107				2007	
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
Status of Work							
OK073000006	<b>TOTAL MOHAWK MANOR</b>			\$96,464.38	\$36,785.55	\$31,583.56	\$31,583.56
	<b>FEES AND COSTS</b>	1430		\$0.00	\$6,000.20	\$6,000.20	\$6,000.20
	Contract Coordinators	143003	3	\$0.00	\$6,000.20	\$6,000.20	\$6,000.20 In Progress
	<b>SITE IMPROVEMENTS</b>	1450		\$4,800.00	\$4,800.00	\$0.00	\$0.00
	Paving/Parking	145002	480 ft2	\$2,400.00	\$2,400.00	\$0.00	\$0.00
	Drainage/Site Improvements	145003	2400 ft2	\$2,400.00	\$2,400.00	\$0.00	\$0.00
	<b>DWELLING STRUCTURES</b>	1460		\$70,000.00	\$17,000.00	\$17,000.00	\$17,000.00
	HVAC Installation	146010	0	\$50,000.00	\$0.00	\$0.00	\$0.00
	Sewer Lines	146024	850 LF	\$15,000.00	\$17,000.00	\$17,000.00	\$17,000.00 Complete
	Upgrade Main Building Electrical	146017	0	\$5,000.00	\$0.00	\$0.00	\$0.00
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$8,390.09	\$8,985.35	\$8,583.36	\$8,583.36
	Security	419102	1 contract	\$8,390.09	\$8,511.35	\$8,511.35	\$8,511.35 In Progress
	Computer Software	149106	1	\$0.00	\$474.00	\$72.01	\$72.01 In Progress
	<b>DWELLING EQUIPMENT</b>	1465		\$8,274.29	\$0.00	\$0.00	\$0.00
	Ranges & Refrigerators	146503	0	\$5,634.60	\$0.00	\$0.00	\$0.00
	Window AC	146504	0	\$2,639.69	\$0.00	\$0.00	\$0.00

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		CFPP (Yes/No):		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK56PO7350107				2007		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK073000006	MOHAWK MANOR NON DWELLING EQUIPMENT Security Equipment	1475 147511	0	\$5,000.00 \$5,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
<b>OK073000007</b>	<b>TOTAL HEWGLEY TERRACE</b>			<b>\$211,604.97</b>	<b>\$61,771.87</b>	<b>\$54,186.02</b>	<b>\$54,186.02</b>	
	<b>FEES AND COSTS</b>			<b>\$0.00</b>	<b>\$7,104.56</b>	<b>\$7,104.56</b>	<b>\$7,104.56</b>	
	Contract Coordinators	143003	3	\$0.00	\$7,104.56	\$7,104.56	\$7,104.56	In Progress
	<b>SITE IMPROVEMENTS</b>			<b>\$70,300.00</b>	<b>\$7,213.75</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	Parking/Paving	145002	9000 sqft	\$4,800.00	\$4,713.75	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	0	\$18,000.00	\$0.00	\$0.00	\$0.00	
	Sewer Line Replacement	145001	100	\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	Valve Replacement	145010	0	\$45,000.00	\$0.00	\$0.00	\$0.00	
	<b>DWELLING STRUCTURES</b>			<b>\$52,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	Door Replacement	146006	0	\$15,500.00	\$0.00	\$0.00	\$0.00	
	Shower Repair/Replacement	146023	0	\$12,000.00	\$0.00	\$0.00	\$0.00	
	Kitchen Cabinets	146013	0	\$25,000.00	\$0.00	\$0.00	\$0.00	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
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U.S. Department of Housing and Urban Development  
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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000007	HEWGLETTERRACE						
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>		<b>\$49,750.00</b>	<b>\$40,361.74</b>	<b>\$40,361.74</b>	
	Elevator Equipment	146506	0	\$5,000.00	\$0.00	\$0.00	
	Boiler	146502	0	\$18,000.00	\$0.00	\$0.00	
	Air Handlers	146509	0	\$14,000.00	\$0.00	\$0.00	
	Fire System Upgrade	146510	1	\$0.00	\$37,866.74	\$37,866.74	Complete
	AC units	146512	2	\$0.00	\$2,495.00	\$2,495.00	Complete
	Facility Equipment Inventory	145601	0	\$7,500.00	\$0.00	\$0.00	
	Ranges & Refrigerators	146503	0	\$5,250.00	\$0.00	\$0.00	
	<b>NON DWELLING STRUCTURES</b>	<b>1470</b>		<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	Lobby Renovations	147016	0	\$30,000.00	\$0.00	\$0.00	
	<b>NON DWELLING EQUIPMENT</b>	<b>1475</b>		<b>\$2,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	Security Equipment	147511	1 system	\$2,500.00	\$0.00	\$0.00	
	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>\$6,554.97</b>	<b>\$7,091.82</b>	<b>\$6,719.72</b>	
	Security	419102	2	\$6,554.97	\$6,617.82	\$6,617.82	In Progress
	Computer Software	419106	1	\$0.00	\$474.00	\$101.90	In Progress

<sup>1</sup> To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000008	<b>TOTAL RIVERVIEW TERRACE</b>			\$104,885.28	\$31,424.30	\$28,675.38	\$25,970.56
	<b>FEES AND COSTS</b>	1430		\$0.00	\$14,782.48	\$14,782.48	\$12,073.66
	Architect/Engineering fees	143001	1	\$0.00	\$9,500.00	\$9,500.00	\$8,263.50 In Progress
	Contract Coordinators	143003	2	\$0.00	\$5,282.48	\$5,282.48	\$3,810.16 In Progress
	<b>SITE IMPROVEMENTS</b>	1450		\$19,900.00	\$2,400.00	\$0.00	\$0.00
	Paving/Parking	145002	400 sqft	\$2,400.00	\$2,400.00	\$0.00	\$0.00
	Piers	145004	1 unit	\$5,000.00	\$0.00	\$0.00	\$0.00
	Sewer Line Replacement	145005	100 ft	\$12,500.00	\$0.00	\$0.00	\$0.00
	<b>DWELLING STRUCTURES</b>	1460		\$35,000.00	\$0.00	\$0.00	\$0.00
	Termite Treatment/Structural Repairs	146007	0	\$10,000.00	\$0.00	\$0.00	\$0.00
	Bathroom Renovations	146008	0	\$10,000.00	\$0.00	\$0.00	\$0.00
	Kitchen Renovations	146013	0	\$10,000.00	\$0.00	\$0.00	\$0.00
	Upgrade Main Building Electrical	146017	0	\$5,000.00	\$0.00	\$0.00	\$0.00
	<b>NON DWELLING STRUCTURES</b>	1470		\$27,500.00	\$0.00	\$0.00	\$0.00
	Office & Community Center Reno	147022	0	\$25,000.00	\$0.00	\$0.00	\$0.00
	HVAC Enclosures	147013	0	\$2,500.00	\$0.00	\$0.00	\$0.00
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$7,654.00	\$8,517.68	\$8,172.76	\$8,172.76
	Security	419102	1 contract	\$7,654.00	\$8,043.68	\$8,043.68	\$8,043.68 In Progress
	Computer Software	419106	1	\$0.00	\$474.00	\$129.08	\$129.08 In Progress
	<b>DWELLING EQUIPMENT</b>	1465		\$14,831.28	\$5,724.14	\$5,724.14	\$5,724.14
	Ranges & Refrigerators	146503	0	\$10,099.76	\$0.00	\$0.00	\$0.00
	Window AC	146504	10	\$4,731.52	\$5,724.14	\$5,724.14	\$5,724.14 Complete

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56FPO7350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000010	<b>TOTAL SANDY PARK FEES AND COSTS</b>	1430		\$270,214.55	\$77,407.69	\$72,921.39	\$69,966.87
	Contract Coordinators	143003	3	\$0.00	\$5,147.86	\$5,147.86	\$2,183.34
	<b>SITE IMPROVEMENTS</b>	1450		\$31,900.00	\$4,376.00	\$255.00	\$255.00
	Paving/Parking	145002	0	\$2,400.00	\$0.00	\$0.00	\$0.00
	Drainage/Site Improvements	145003	2000 sqft	\$2,400.00	\$2,400.00	\$0.00	\$0.00
	Chain Link Fencing	145004	0	\$12,500.00	\$0.00	\$0.00	\$0.00
	Sewer Line Replacement	145005	0	\$10,000.00	\$0.00	\$0.00	\$0.00
	Gas System Upgrade	145007	1	\$5,000.00	\$1,976.00	\$255.00	\$255.00
	<b>DWELLING STRUCTURES</b>	1460		\$217,400.00	\$60,000.00	\$60,000.00	\$60,000.00
	Siding	146002	0	\$150,000.00	\$0.00	\$0.00	\$0.00
	Painting	146003	0	\$50,000.00	\$0.00	\$0.00	\$0.00
	Upgrade Main Building Electrical	146017	0	\$5,000.00	\$0.00	\$0.00	\$0.00
	Water Heaters	146011	0	\$2,400.00	\$0.00	\$0.00	\$0.00
	Termite Treatment/Structural Repairs	146023	0	\$10,000.00	\$0.00	\$0.00	\$0.00
	Shower Replacement	146023	30	\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$8,425.05	\$7,487.83	\$7,122.53	\$7,122.53
	Security	419102	1 Contract	\$8,425.05	\$7,013.83	\$7,013.83	\$7,013.83
	Computer Software	419106	1	\$0.00	\$474.00	\$108.70	\$108.70
	<b>DWELLING EQUIPMENT</b>	1465		\$12,489.50	\$396.00	\$396.00	\$396.00
	Ranges & Refrigerators	146503	0	\$8,505.06	\$0.00	\$0.00	\$0.00
	Window AC	146504	1	\$3,984.44	\$396.00	\$396.00	\$396.00

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Capital Fund Financing Program

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant			
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000011	TOTAL OSAGE HILLS			\$178,203.23	\$360,137.10	\$358,380.96	
OK073000012	TOTAL PARKVIEW TERRACE			\$0.00	\$15,797.33	\$15,797.33	
	FEES AND COSTS	1430		\$0.00	\$15,797.33	\$15,797.33	
	Contract Coordinators	143003	5	\$0.00	\$15,797.33	\$15,797.33	In Progress
	SITE IMPROVEMENTS	1450		\$7,500.00	\$170,548.35	\$169,113.36	
	Paving/Parking	145002	400 sqft	\$0.00	\$155,229.26	\$155,229.26	Complete
	Landscaping	145011	2000 sqft	\$5,000.00	\$0.00	\$0.00	
	Water meter Can & Valve	145010	20	\$0.00	\$12,985.10	\$12,985.10	Complete
	Gas System Upgrade	145007	4 units	\$2,500.00	\$2,333.99	\$899.00	Complete
	DWELLING EQUIPMENT	1465		\$17,563.35	\$5,724.14	\$5,724.14	
	Ranges & Refrigerators	146503	0	\$11,960.24	\$0.00	\$0.00	
	Window AC	146504	10	\$5,603.11	\$5,724.14	\$5,724.14	Complete

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant			
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000012	PARKVIEW TERRACE						
	<b>DWELLING STRUCTURES</b>	1460		\$142,500.00	\$160,796.56	\$160,796.56	
	Floor Tiles	146005	1 ad	\$25,000.00	\$71.36	\$71.36	Complete
	Tub Surrounds	146023	0	\$15,000.00	\$0.00	\$0.00	
	Fascia & Soffit	146002	0	\$30,000.00	\$0.00	\$0.00	
	Electrical Upgrades	146017	0	\$22,500.00	\$0.00	\$0.00	
	Exterior Painting	146003	0	\$50,000.00	\$0.00	\$0.00	
	Furnace Installation	146010	150	\$0.00	\$160,567.66	\$160,567.66	Complete
	Tub Surrounds	146023	0	\$0.00	\$157.54	\$157.54	Complete
	<b>NON DWELLING STRUCTURES</b>	1470		\$5,000.00	\$0.00	\$0.00	
	Security Cameras	147015	0	\$5,000.00	\$0.00	\$0.00	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$5,639.88	\$7,270.72	\$6,949.57	
	Security	419102	1 Contract	\$5,639.88	\$6,796.72	\$6,796.72	In Progress
	Computer Software	419106	1	\$0.00	\$474.00	\$152.85	In Progress

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		CFFP (Yes/No):		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK56PO7350107				2007		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>OK07300013</b>	<b>TOTAL LAFORTUNE TOWER</b>			<b>\$186,638.42</b>	<b>\$41,302.31</b>	<b>\$34,194.86</b>	<b>\$32,456.26</b>	
	<b>FEES AND COSTS</b>	<b>1430</b>		<b>\$0.00</b>	<b>\$7,090.75</b>	<b>\$7,090.75</b>	<b>\$5,352.15</b>	
	Contract Coordinators	143003	3	\$0.00	\$7,090.75	\$7,090.75	\$5,352.15	In Progress
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$6,800.00</b>	<b>\$6,800.00</b>	<b>\$30.00</b>	<b>\$30.00</b>	
	Gas System Upgrades	145007	1	\$2,000.00	\$2,000.00	\$30.00	\$30.00	In Progress
	Site Signage	145015	1	\$4,800.00	\$4,800.00	\$0.00	\$0.00	
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$45,000.00</b>	<b>\$19,676.10</b>	<b>\$19,676.10</b>	<b>\$19,676.10</b>	
	Tub Surrounds	146023	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Kitchen Cabinets	146013	0	\$25,000.00	\$0.00	\$0.00	\$0.00	
	VCT Flooring	146005	0	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Balcony Repair	146018	10	\$0.00	\$19,676.10	\$19,676.10	\$19,676.10	Complete
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>		<b>\$117,750.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	FEI	146501	0	\$7,500.00	\$0.00	\$0.00	\$0.00	
	Heating System	146502	0	\$100,000.00	\$0.00	\$0.00	\$0.00	
	Ranges & Refrigerators	146503	0	\$5,250.00	\$0.00	\$0.00	\$0.00	
	Elevator Upgrade	146506	0	\$5,000.00	\$0.00	\$0.00	\$0.00	
	<b>NON DWELLING STRUCTURE</b>	<b>1470</b>		<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	Security Equipment	147015	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Lobby & Community Center Renovations	147022	0	\$10,000.00	\$0.00	\$0.00	\$0.00	
	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>\$7,088.42</b>	<b>\$7,735.46</b>	<b>\$7,398.01</b>	<b>\$7,398.01</b>	
	Security	419102	1 Contract	\$7,088.42	\$7,261.46	\$7,261.46	\$7,261.46	In Progress
	Computer Software	419106	1	\$0.00	\$474.00	\$474.00	\$136.55	In Progress

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant			
PHA Name:		Capital Fund Program Grant No: OK56P07350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK073000017</b>	<b>TOTAL SOUTH HAVEN MANOR FEES AND COSTS</b>	<b>1430</b>		<b>\$109,414.06</b>	<b>\$410,712.50</b>	<b>\$198,025.18</b>	
	A/E fees	143001	1	\$0.00	\$5,729.12	\$5,729.12	
	Contract Coordinators	143003	2	\$0.00	\$1,500.00	\$1,500.00	In Progress
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$25,050.00</b>	<b>\$21,050.00</b>	<b>\$8,768.75</b>	
	Paving/Parking	145002	400 sqft	\$2,000.00	\$2,000.00	\$0.00	
	Drainage/Site Improvements	145003	5000 sqft	\$5,000.00	\$0.00	\$0.00	
	Basketball Court	145009	1	\$4,800.00	\$4,181.25	\$0.00	
	Fencing	145004	1500 ft	\$14,250.00	\$14,250.00	\$8,150.00	In Progress
	Signage	145015	1	\$0.00	\$618.75	\$618.75	Complete
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$60,000.00</b>	<b>\$369,231.74</b>	<b>\$369,231.74</b>	
	Bathroom Renovations/504	146008	0	\$10,000.00	\$0.00	\$0.00	
	Upgrade Main Building Electrical	146017	0	\$5,000.00	\$0.00	\$0.00	
	Kitchen Renovations/504	146013	0	\$25,000.00	\$0.00	\$0.00	
	Termite Treatment	146007	0	\$10,000.00	\$0.00	\$0.00	
	Roofing	146004	7 bldgs	\$10,000.00	\$363,231.74	\$363,231.74	In Progress
	Entry Doors	146006	10	\$0.00	\$6,000.00	\$6,000.00	Complete

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<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		CFPP (Yes/No):		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		CFPP (Yes/No):		2007		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFPP (Yes/No):				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK073000017	SOUTH HAVEN MANOR							
	<b>NON DWELLING STRUCTURES</b>	1470	0	\$8,247.00	\$0.00	\$0.00	\$0.00	
	Storage Building	147019		\$8,247.00	\$0.00	\$0.00	\$0.00	
	<b>NON DWELLING EQUIPMENT</b>	1475	0	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Security Equipment	147511		\$5,000.00	\$0.00	\$0.00	\$0.00	
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$4,801.40	\$7,230.38	\$6,824.31	\$6,824.31	
	Security	419102	1 Contract	\$4,801.40	\$6,756.38	\$6,756.38	\$6,756.38	Complete
	Computer Software	419106	1	\$0.00	\$474.00	\$67.93	\$67.93	In Progress
	<b>DWELLING EQUIPMENT</b>	1465		\$5,315.66	\$7,471.26	\$7,471.26	\$7,471.26	
	Refrigerators	146503	4	\$5,315.66	\$2,044.11	\$2,044.11	\$2,044.11	Complete
	Replace AC	146504	10	\$0.00	\$5,427.15	\$5,427.15	\$5,427.15	Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No):					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000018	<b>EAST CENTRAL VILLAGE TOTAL</b>			\$204,178.35	\$135,470.25	\$125,405.42	
	<b>FEES AND COSTS</b>			\$0.00	\$4,581.10	\$4,581.10	
	Contract Coordinators	1430	2	\$0.00	\$4,581.10	\$4,581.10	In Progress
	<b>SITE IMPROVEMENTS</b>			\$32,000.00	\$9,500.00	\$0.00	
	Paving/Parking	14502	2500 sqft	\$17,500.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	1000 sqft	\$1,250.00	\$0.00	\$0.00	
	Site Signage	145015	1	\$4,800.00	\$0.00	\$0.00	
	Fencing	145004	250 ft	\$8,450.00	\$3,450.00	\$0.00	
	<b>DWELLING STRUCTURES</b>			\$135,000.00	\$106,942.56	\$106,799.83	
	Flooring	146005	9 units	\$25,000.00	\$528.72	\$385.99	In Progress
	Bathroom Remodel	146008	15 units	\$50,000.00	\$0.00	\$0.00	
	Fascia & Soffit	146002	20 units	\$50,000.00	\$0.00	\$0.00	
	Gutter Installation	146014	7 bldgs	\$10,000.00	\$0.00	\$0.00	
	Replace Roofing	146004	10 bldgs	\$0.00	\$106,413.84	\$106,413.84	Complete
	<b>NON DWELLING STRUCTURE</b>			\$17,300.00	\$0.00	\$0.00	
	Lobby/Community Center	147016	0	\$12,500.00	\$0.00	\$0.00	
	Windows/UFAS	147018	0	\$4,800.00	\$0.00	\$0.00	
	<b>NON DWELLING EQUIPMENT</b>			\$5,000.00	\$0.00	\$0.00	
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	
	<b>MANAGEMENT IMPROVEMENTS</b>			\$6,904.85	\$10,472.59	\$10,100.49	
	Security	1408	1 Contract	\$6,904.85	\$9,998.59	\$9,998.59	In Progress
	Computer Software	419106	1	\$0.00	\$474.00	\$101.90	In Progress
	<b>DWELLING EQUIPMENT</b>			\$7,973.50	\$3,924.00	\$3,924.00	
	Ranges & Refrigerators	146503	4	\$7,973.50	\$3,924.00	\$3,924.00	Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No):				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>OK073000019</b>	<b>SCATTERED SITE TOTAL</b>			<b>\$217,016.68</b>	<b>\$401,068.84</b>	<b>\$396,139.51</b>	<b>\$337,804.51</b>	
	<b>FEES AND COSTS</b>	1430		\$0.00	\$12,797.32	\$12,797.32	\$12,797.32	
	Contract Coordinators	143003	4	\$0.00	\$12,797.32	\$12,797.32	\$12,797.32	In Progress
	<b>SITE IMPROVEMENTS</b>	1450		<b>\$42,434.35</b>	<b>\$27,586.35</b>	<b>\$23,002.00</b>	<b>\$23,002.00</b>	
	Sewer Lines	145001	65 ft	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	5000 ft2	\$4,934.35	\$4,584.35	\$0.00	\$0.00	
	Fencing & Piering	145004	0	\$22,500.00	\$0.00	\$0.00	\$0.00	
	Sidewalks	145016	2500 sqft	\$0.00	\$23,002.00	\$23,002.00	\$23,002.00	Complete
	<b>DWELLING STRUCTURES</b>	1460		<b>\$103,000.00</b>	<b>\$278,707.94</b>	<b>\$278,707.94</b>	<b>\$278,707.94</b>	
	Windows/Screens	146001	10 units	\$10,000.00	\$5,516.92	\$5,516.92	\$5,516.92	Complete
	Siding & Trim	146002	7 units	\$15,000.00	\$25,000.00	\$25,000.00	\$25,000.00	Complete
	Entry Doors	146006	5 units	\$10,000.00	\$5,000.99	\$5,000.99	\$5,000.99	In Progress
	Termite Treatment	146007	0	\$10,000.00	\$0.00	\$0.00	\$0.00	
	HVAC Installation	146010	7 units	\$10,000.00	\$120,000.00	\$120,000.00	\$120,000.00	In Progress
	Electrical Upgrade	146017	0	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Painting	146003	0	\$18,000.00	\$0.00	\$0.00	\$0.00	
	Install Insulation	146009	1	\$0.00	\$25,000.00	\$25,000.00	\$25,000.00	Complete
	Interior Renovation	146012	1	\$0.00	\$31,804.53	\$31,804.53	\$31,804.53	Complete
	Flooring	146005	1	\$0.00	\$3,660.00	\$3,660.00	\$3,660.00	Complete
	Shower Replacement	146023	10	\$0.00	\$31,000.00	\$31,000.00	\$31,000.00	Complete
	Roofing	146004	8 bldgs	\$15,000.00	\$31,725.50	\$31,725.50	\$31,725.50	Complete
	<b>NON DWELLING STRUCTURE</b>	1470		<b>\$88,000.00</b>	<b>\$88,453.80</b>	<b>\$88,453.80</b>	<b>\$118.80</b>	
	Maintenance Building	147005	1	\$88,000.00	\$88,453.80	\$88,453.80	\$118.80	In Progress
	<b>DWELLING EQUIPMENT</b>	1465		<b>\$13,582.33</b>	<b>\$11,257.01</b>	<b>\$11,257.01</b>	<b>\$11,257.01</b>	
	Overhead Door	146508	1	\$0.00	\$1,186.16	\$1,186.16	\$1,186.16	Complete
	Ranges & Refrigerators	146503	10	\$9,249.27	\$4,245.87	\$4,245.87	\$4,245.87	Complete
	Window AC	146504	20	\$4,333.06	\$5,824.98	\$5,824.98	\$5,824.98	Complete
	<b>NON DWELLING EQUIPMENT</b>	1475		<b>\$0.00</b>	<b>\$11,777.42</b>	<b>\$11,777.42</b>	<b>\$11,777.42</b>	
	Vehicle Replacement	147507	1 van	\$0.00	\$11,777.42	\$11,777.42	\$11,777.42	Complete
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		<b>\$0.00</b>	<b>\$479.00</b>	<b>\$479.00</b>	<b>\$479.00</b>	
	Computer Software	418106	1	\$0.00	\$479.00	\$479.00	\$479.00	In Progress
	<b>CONTINGENCY</b>			<b>\$71,255.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	Work Items			\$3,672,378.50	\$3,743,634.00	\$3,508,389.37	\$3,066,574.93	
	<b>TOTAL BUDGET</b>			<b>\$3,743,634.00</b>	<b>\$3,743,634.00</b>	<b>\$3,508,389.37</b>	<b>\$3,066,574.93</b>	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 Capital Fund Financing Program

U.S Department of Housing and Urban Development  
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Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: Housing Authority of the City of Tulsa						Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
OK073000000	9/12/2009	7/31/2009	9/12/2011			
OK073000003	9/12/2009	7/31/2009	9/12/2011			
OK073000004	9/12/2009	7/31/2009	9/12/2011			
OK073000005	9/12/2009	7/31/2009	9/12/2011			
OK073000006	9/12/2009	7/31/2009	9/12/2011			
OK073000007	9/12/2009	7/31/2009	9/12/2011			
OK073000008	9/12/2009	7/31/2009	9/12/2011			
OK073000010	9/12/2009	7/31/2009	9/12/2011			
OK073000011	9/12/2009	7/31/2009	9/12/2011			
OK073000012	9/12/2009	7/31/2009	9/12/2011			
OK073000013	9/12/2009	7/31/2009	9/12/2011			
OK073000017	9/12/2009	7/31/2009	9/12/2011			
OK073000018	9/12/2009	7/31/2009	9/12/2011			
OK073000019	9/12/2009	7/31/2009	9/12/2011			

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

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Part I: Summary		Grant Type and Number		FFY of Grant
PHA Name:		Capital Fund Program Grant No:		2008
Housing Authority of the City of Tulsa		Date of CFFP:		FFY of Grant Approval: 2008
		Replacement Housing Factor Grant No:		
		OK56RO7350108		
Type of Grant		Total Estimated Cost		Total Actual Cost <sup>1</sup>
<input type="checkbox"/> Original Annual Statement		Original		Obligated
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		Revised <sup>2</sup>		Expended
<input checked="" type="checkbox"/> Summary by Development Account				
<input type="checkbox"/> Reserve for Disasters/Emergencies				
<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Original	Revised <sup>2</sup>	Total Actual Cost <sup>1</sup>
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>			
3	1408 Management Improvements			
4	1410 Administration (may not exceed 10% of line 21)			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvements			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment-Nonexpendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
	1499 Development Activities <sup>4</sup>	\$162,191.00	\$162,191.00	
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of line 2-10)	\$162,191.00	\$162,191.00	
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant</b>	
PHA Name:		Capital Fund Program Grant No:		2008	
Housing Authority of the City of Tulsa		Date of CFFP:		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:		2008	
		OK56RO7350108			
<b>Type of Grant</b>		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Summary by Development Account		Total Estimated Cost		Total Actual Cost <sup>1</sup>	
Line		Original		Revised <sup>2</sup>	
Signature of Executive Director		Date		Obligated	
		1/15/10		Expended	
Signature of Public Housing Director		Date			

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Part II: Supporting Pages																						
PHA Name:			Grant Type and Number				Federal FFY of Grant:			2008												
Housing Authority of the City of Tulsa			Capital Fund Program Grant No:				CFFP (Yes/No):			Status of Work												
Development Number Name/PHA-Wide Activities			Replacement Housing Factor Grant No:				Total Estimated Cost			Total Actual Cost												
General Description of Major Work Categories			Development Account No.				Quantity			Funds Expended <sup>2</sup>												
							Original			Revised <sup>1</sup>												
							Funds Obligated <sup>2</sup>			Funds Expended <sup>2</sup>												
			OPERATING EXPENSES		1406																	
			MANAGEMENT IMPROVEMENTS		1408					\$0.00	\$0.00	\$0.00	\$0.00									
			Security		419102																	
			Salaries		419103																	
			Staff Training		419105																	
			Computer Software		419106																	
			Facility Officers		419108																	
			MANAGEMENT IMPROV. HARD																			
			ADMINISTRATION		1410					\$0.00	\$0.00	\$0.00	\$0.00									
			Non Technical Salaries		141001																	
			Technical Salaries		141002																	
			Benefits		141009																	
			Sundry Admin. Costs		141019																	
			FEES AND COSTS		1430					\$0.00	\$0.00	\$0.00	\$0.00									
			A/E Fees		143001																	
			Consultant Fees		143002																	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		CFPP (Yes/No):		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No:		2008				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		Original		Total Actual Cost		
		OK56RO7350108		Revised <sup>1</sup>		Funds Obligated <sup>2</sup>		
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	Status of Work
	DWELLING EQUIPMENT	14650		-	-	-	-	
	Replace A/C Units	146504		-	-	-	-	
	NON DWELLING EQUIPMENT	1475		-	-	-	-	
	Computer Hardware	147501		-	-	-	-	
	Copy Machine			-	-	-	-	
	Vehicle Replacement	147507		-	-	-	-	
73-				\$162,191.00	\$162,191.00			
	DEVELOPMENT ACTIVITIES	1499		\$162,191.00	\$162,191.00	\$0.00	\$0.00	
	Development of Replacement Housing		1	\$162,191.00	\$162,191.00	-	-	
	CONTINGENCY							
	TOTAL BUDGET			\$162,191.00	\$162,191.00			

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:		Federal FFY of Grant:			
Housing Authority of the City of Tulsa		2008			
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
73-					

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

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Part I: Summary		Grant Type and Number		FFY of Grant		
PHA Name:		Capital Fund Program Grant No: OK56PO7350108		2008		
Housing Authority of the City of Tulsa		Date of CFFP:		FFY of Grant Approval: 2008		
		Replacement Housing Factor Grant No:				
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 2 )		
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended
		Original				
1	Total non-CFFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$96,565.65	\$96,565.65	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$565,093.28	\$565,093.28	\$561,093.28	\$118,146.93	\$118,146.93
4	1410 Administration (may not exceed 10% of line 21)	\$403,599.00	\$403,599.00	\$403,599.00	\$403,599.00	\$403,599.00
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$148,982.00	\$148,982.00	\$123,982.00	\$81,337.84	\$81,337.84
8	1440 Site Acquisition					
9	1450 Site Improvements	\$443,600.00	\$236,600.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,564,000.00	\$2,101,159.07	\$1,053,669.75	\$704,414.20	\$704,414.20
11	1465.1 Dwelling Equipment-Nonexpendable	\$279,500.00	\$205,000.00	\$74,777.23	\$74,632.56	\$74,632.56
12	1470 Non-dwelling Structures	\$212,659.07	\$109,000.00	\$9,837.31	\$516.83	\$516.83
13	1475 Non-dwelling Equipment	\$266,000.00	\$114,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	\$80,000.00	\$80,000.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of line 2-10)	\$4,059,999.00	\$4,059,999.00	\$2,226,958.57	\$1,382,647.36	\$1,382,647.36
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	\$2,700.00	\$2,700.00			
23	Amount of line 20 Related to Security - Soft Costs	\$209,500.00	\$110,835.00	\$252,435.00	\$118,146.93	\$118,146.93
24	Amount of line 20 Related to Security - Hard Costs	\$237,450.00	\$23,000.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$387,000.00	\$491,862.30	\$257,993.07	\$257,993.07	\$257,993.07


<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for Operations.

<sup>4</sup> RHF funds shall be included here.



Part I: Summary		FFY of Grant	
PHA Name:		2008	
Housing Authority of the City of Tulsa		FFY of Grant Approval:	
Grant Type and Number		2008	
Capital Fund Program Grant No: OK56PO7350108		Replacement Housing Factor Grant No:	
Date of CFFP:			
Type of Grant		Total Actual Cost <sup>1</sup>	
<input type="checkbox"/> Original Annual Statement		Revised <sup>2</sup>	
<input type="checkbox"/> Reserve for Disasters/Emergencies		Obligated	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/24/09		Expended	
Summary by Development Account		Total Estimated Cost	
Original		Revised <sup>2</sup>	
Date		Signature of Public Housing Director	
Signature of Executive Director		Date	
		1/15/10	

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350108		2008			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): NO					
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
	OPERATING EXPENSES	1406		\$96,565.65	\$96,565.65	\$0.00	\$0.00
	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>\$565,093.28</b>	<b>\$419,493.28</b>	<b>\$415,493.28</b>	<b>\$0.00</b>
	Security	419102	1 Contract	\$100,500.00	\$5,900.00	\$1,900.00	\$0.00 In Progress
	Salaries	419103	2 positions	\$201,658.28	\$281,658.28	\$281,658.28	\$0.00 In Progress
	Staff Training	419105	5 seminars	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00 In Progress
	Computer Software	419106	6	\$12,000.00	\$12,000.00	\$12,000.00	\$0.00 In Progress
	Facility Officers	419108	1 positions	\$235,935.00	\$104,935.00	\$104,935.00	\$0.00 In Progress
	<b>ADMINISTRATION</b>	<b>1410</b>		<b>\$403,599.00</b>	<b>\$403,599.00</b>	<b>\$403,599.00</b>	
	Non Technical Salaries	141001	1	\$41,720.00	\$41,720.00	\$41,720.00	Complete
	Technical Salaries	141002	6	\$247,202.00	\$247,202.00	\$247,202.00	Complete
	Benefits	141009	7	\$97,677.00	\$97,677.00	\$97,677.00	Complete
	Sundry Admin. Costs	141019	1	\$17,000.00	\$17,000.00	\$17,000.00	Complete
	<b>FEES AND COSTS</b>	<b>1430</b>		<b>\$148,982.00</b>	<b>\$25,000.00</b>	<b>\$0.00</b>	
	AVE Fees	143001		\$123,982.00	\$0.00	\$0.00	\$0.00
	Consultant Fees	143002	1 Contract	\$25,000.00	\$25,000.00	\$0.00	\$0.00
	Contract Coordinators	143003		\$0.00	\$0.00	\$0.00	\$0.00

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		FFFP (Yes/No): No		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK56PO7350108		CFPP (Yes/No): No		2008		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:						
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK073000000	CENTRAL OFFICE			\$400,159.07	\$79,266.00	\$706.27	\$516.83	
	SITE IMPROVEMENTS	1450		\$1,500.00	\$1,500.00	\$0.00	\$0.00	Not started
	Site Lighting	145014	1	\$1,500.00	\$1,500.00	\$0.00	\$0.00	Not started
	DWELLING EQUIPMENT	1465		\$125,500.00	\$0.00	\$0.00	\$0.00	Not started
	Ranges & Refrigerators	146503		\$105,000.00	\$0.00	\$0.00	\$0.00	Not started
	Replacement Window A/C Units	146504		\$20,500.00	\$0.00	\$0.00	\$0.00	Not started
	NON DWELLING STRUCTURES	1470		\$108,159.07	\$77,766.00	\$706.27	\$516.83	in progress
	Carpet	147003	8000 SQFT	\$15,000.00	\$9,166.00	\$516.83	\$0.00	
	Central Office Addition	147023	0	\$93,159.07	\$0.00	\$0.00	\$0.00	
	Central Office Roof Replacement	147001	one half	\$0.00	\$38,410.56	\$94.72	\$0.00	Not started
	Storage Building	147019	1 ad	\$0.00	\$189.44	\$0.00	\$0.00	Not started
	Awnings	147024	3	\$0.00	\$25,000.00	\$0.00	\$0.00	Not started
	Fire Alarm Head Replacement	147012	3	\$0.00	\$5,000.00	\$0.00	\$0.00	
	NON DWELLING EQUIPMENT	1475		\$165,000.00	\$0.00	\$0.00	\$0.00	
	Computer Hardware	147501		\$45,000.00	\$0.00	\$0.00	\$0.00	Not started
	Copiers	147502		\$25,000.00	\$0.00	\$0.00	\$0.00	Not started
	Printers	147503		\$10,000.00	\$0.00	\$0.00	\$0.00	Not started
	TV/VCR	147504		\$1,000.00	\$0.00	\$0.00	\$0.00	Not started
	Office Furniture	147505		\$4,000.00	\$0.00	\$0.00	\$0.00	Not started
	Vehicle Replacement	147507		\$50,000.00	\$0.00	\$0.00	\$0.00	Not started
	Security Equipment	147511		\$30,000.00	\$0.00	\$0.00	\$0.00	Not started

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350108		2008			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000001	TOTAL SEMINOLE HILLS			\$286,000.00	\$210,963.07	\$46,064.64	\$23,489.01
	SITE IMPROVEMENTS	1450		\$81,000.00	\$16,000.00	\$0.00	\$0.00
	Parking & Paving	14502	480 sqft	\$9,000.00	\$5,000.00	\$0.00	\$0.00
	Signage	145015	2	\$0.00	\$4,000.00	\$0.00	\$0.00
	Drainage/Site Improvements	145003	2000 sqft	\$47,000.00	\$7,000.00	\$0.00	\$0.00
	Sewer Line Replacement	145005	0	\$25,000.00	\$0.00	\$0.00	\$0.00
	DWELLING STRUCTURES	1460		\$202,000.00	\$168,561.07	\$26,585.64	\$11,810.47
	HVAC	146010	16	\$4,500.00	\$80,002.79	\$0.00	\$0.00
	Kitchen Reno	146013	1.5	\$2,000.00	\$2,000.00	\$0.00	\$0.00
	Kitchen Reno/504	146013	0.5	\$500.00	\$500.00	\$0.00	\$0.00
	Exterior Painting	146003	70 units	\$195,000.00	\$29,472.64	\$0.00	\$0.00
	Roofing	146004	9 repairs	\$0.00	\$8,683.26	\$8,683.26	\$183.26
	Interior Renovations	146012	3 units	\$0.00	\$11,627.21	\$11,627.21	\$11,627.21
	VCT flooring	146005	2 units	\$0.00	\$6,275.17	\$6,275.17	\$0.00
	Porch Lighting	146015	5 buildings	\$0.00	\$30,000.00	\$0.00	\$0.00
	NON DWELLING STRUCTURES	1470		\$3,000.00	\$3,000.00	\$0.00	\$0.00
	Office Carpet	147003	300 sqft	\$3,000.00	\$3,000.00	\$0.00	\$0.00
	NON DWELLING EQUIPMENT	1475		\$0.00	\$3,923.00	\$0.00	\$0.00
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	\$0.00
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	\$0.00
	FEES AND COSTS	1430		\$0.00	\$8,855.00	\$8,855.00	\$4,363.31
	Contract Coordinators	143003	3	\$0.00	\$8,855.00	\$8,855.00	\$4,363.31
	DWELLING EQUIPMENT	1465		\$0.00	\$3,924.00	\$3,924.00	\$3,924.00
	Ranges & Refrigerators	146503	8	\$0.00	\$3,924.00	\$3,924.00	\$3,924.00
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$6,700.00	\$6,700.00	\$3,391.23
	Security	419T02	1 Contract	\$0.00	\$6,700.00	\$6,700.00	\$3,391.23

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350108		2008			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK073000002</b>	<b>TOTAL WHITLOW TOWN HOMES</b>			<b>\$99,700.00</b>	<b>\$19,699.95</b>	<b>\$9,999.95</b>	<b>\$758.15</b>
	<b>SITE IMPROVEMENTS</b>			<b>\$29,700.00</b>	<b>\$9,700.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Parking & Paving	14502	240 sqft	\$1,000.00	\$1,000.00	\$0.00	Not started
	Parking & Paving/504	145002	stripping	\$200.00	\$200.00	\$0.00	Not started
	Drainage/Site Improvements	145003	0	\$20,000.00	\$0.00	\$0.00	\$0.00
	Sewer Line Replacement	145005	15 ft	\$2,500.00	\$2,500.00	\$0.00	Not started
	Site Lighting	145014	4 buildings	\$6,000.00	\$6,000.00	\$0.00	Not started
	<b>DWELLING STRUCTURES</b>			<b>\$70,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Exterior Painting	146003	25 units	\$70,000.00	\$0.00	\$0.00	Not started
	<b>FEES AND COSTS</b>			<b>\$0.00</b>	<b>\$6,499.95</b>	<b>\$6,499.95</b>	<b>\$0.00</b>
	Contract Coordinators	143003	5	\$0.00	\$6,499.95	\$6,499.95	In Progress
	<b>MANAGEMENT IMPROVEMENTS</b>			<b>\$0.00</b>	<b>\$3,500.00</b>	<b>\$3,500.00</b>	<b>\$758.15</b>
	Security	1408	1 Contract	\$0.00	\$3,500.00	\$3,500.00	In Progress
		419102					
<b>OK073000003</b>	<b>TOTAL COMANCHE PARK</b>			<b>\$510,000.00</b>	<b>\$435,372.03</b>	<b>\$269,421.37</b>	<b>\$241,463.21</b>
	<b>SITE IMPROVEMENTS</b>			<b>\$107,500.00</b>	<b>\$25,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Parking/Paving	14502	5300 sqft	\$34,000.00	\$4,000.00	\$0.00	Not started
	Parking/Paving 504	145002	stripping	\$1,000.00	\$1,000.00	\$0.00	Not started
	Drainage/Site Improvements	145003	0	\$30,000.00	\$0.00	\$0.00	\$0.00
	Sewer Line Replacement	145005	150 ft	\$15,000.00	\$3,000.00	\$0.00	Not started
	Signage	145015	1	\$0.00	\$2,000.00	\$0.00	Not started
	Gas System Upgrade	145007	4 units	\$5,000.00	\$5,000.00	\$0.00	Not started

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 Office of Public and Indian Housing  
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350108		2008			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
OK073000003	COMANCHE PARK						
	Fencing	145004	265 ft.	\$8,000.00	\$8,000.00	\$0.00	Not started
	Sidewalks	145016	85 ft.	\$2,500.00	\$2,500.00	\$0.00	Not started
	Mailbox pad work	145013	1	\$12,000.00	\$0.00	\$0.00	Not started
	<b>DWELLING STRUCTURES</b>			<b>\$383,000.00</b>	<b>\$207,206.37</b>	<b>\$180,485.68</b>	
	Electrical Upgrade	146017	1	\$10,000.00	\$0.00	\$0.00	Not started
	HVAC/Heating	146010	16 units	\$10,000.00	\$55,998.30	\$0.00	Not started
	Siding and Trim	146002	8 units	\$23,000.00	\$149,000.00	\$149,000.00	Complete
	Exterior Painting	146003	4 units	\$165,000.00	\$39,000.00	\$0.00	Not started
	Flooring	146005	9 units	\$0.00	\$43,874.50	\$17,298.48	In Progress
	Kitchen Renovations	146013	25	\$25,000.00	\$16,095.33	\$0.00	Not started
	Soffits	146002		\$0.00	\$0.00	\$0.00	
	Roofing Flats	146004		\$35,000.00	\$0.00	\$0.00	Not started
	Hot Water Tanks	146011	1	\$25,000.00	\$591.56	\$0.00	Not started
	Interior Renovation	146012	3 units	\$0.00	\$28,331.87	\$14,187.20	Complete
	<b>DWELLING EQUIPMENT</b>			<b>\$5,000.00</b>	<b>\$9,202.47</b>	<b>\$4,360.00</b>	
	Domestic Water Lines	146511	1000 FT	\$5,000.00	\$4,842.47	\$0.00	Not started
	Ranges & Refrigerators	146503	9	\$0.00	\$4,360.00	\$4,360.00	Complete
	<b>NON DWELLING STRUCTURES</b>			<b>\$4,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	Gym Floors	147017		\$4,500.00	\$0.00	\$0.00	Not started
	<b>NON DWELLING EQUIPMENT</b>			<b>\$10,000.00</b>	<b>\$8,923.00</b>	<b>\$0.00</b>	
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	Not started
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	Not started
	Security Equipment	147511	1 system	\$10,000.00	\$5,000.00	\$0.00	Not started
	<b>FEES AND COSTS</b>			<b>\$0.00</b>	<b>\$8,855.00</b>	<b>\$7,162.49</b>	
	Contract Coordinators	143003	5	\$0.00	\$8,855.00	\$7,162.49	In Progress
	<b>MANAGEMENT IMPROVEMENTS</b>			<b>\$0.00</b>	<b>\$49,000.00</b>	<b>\$49,455.04</b>	
	Security	419102	1 Contract	\$0.00	\$49,000.00	\$49,455.04	In Progress

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350108		2008			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
<b>OK073000004</b>	<b>TOTAL PIONEER PLAZA</b>			<b>\$173,000.00</b>	<b>\$408,146.02</b>	<b>\$269,643.72</b>	<b>\$192,274.28</b>
	<b>SITE IMPROVEMENTS</b>						
	145003 Site Drainage	1450		\$7,000.00	\$7,000.00	\$0.00	\$0.00
	145002 Parking/Paving	145003	4500 ft2	\$4,500.00	\$4,500.00	\$0.00	\$0.00
	145002 Parking/Paving/504	145002	35 sqft striping	\$2,000.00	\$2,000.00	\$0.00	\$0.00
	<b>DWELLING EQUIPMENT</b>			<b>\$500.00</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	146510 Fire System Upgrade	1465		\$54,500.00	\$74,640.97	\$4,504.67	\$4,360.00
	146502 Boiler	146510	1	\$1,000.00	\$1,000.00	\$0.00	\$0.00
	146503 Ranges & Refrigerators	146502	30	\$12,500.00	\$12,500.00	\$0.00	\$0.00
	146507 Generator	146503	1	\$28,969.98	\$28,969.98	\$0.00	\$0.00
	146506 Elevator Upgrades	146507	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00
	146503 Ranges & Refrigerators	146506	9	\$0.00	\$21,500.00	\$144.67	\$0.00
	146505 Compactors	146503	1	\$15,000.00	\$4,360.00	\$4,360.00	\$4,360.00
	146517 Chiller	146505	1	\$14,500.00	\$1,310.99	\$0.00	\$0.00
	<b>DWELLING STRUCTURES</b>			<b>\$86,500.00</b>	<b>\$308,727.05</b>	<b>\$251,284.05</b>	<b>\$177,727.05</b>
	146006 Entry Doors	1460		\$15,000.00	\$15,000.00	\$0.00	\$0.00
	146023 Tub Surrounds	146006	4	\$0.00	\$73,557.00	\$73,557.00	\$0.00
	146008 Bathroom Renovations	146023	20	\$34,000.00	\$9,943.00	\$0.00	\$0.00
	146004 Roofing Aluminum Coating	146008	1	\$7,500.00	\$7,500.00	\$0.00	\$0.00
	146001 Windows & Sliding Glass Doors	146004	36 units	\$30,000.00	\$202,727.05	\$177,727.05	\$177,727.05
	<b>NON DWELLING EQUIPMENT</b>			<b>\$25,000.00</b>	<b>\$3,923.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	147501 Computer Hardware	1475		\$0.00	\$1,923.00	\$0.00	\$0.00
	147508 Communication Equipment	147501	3	\$0.00	\$2,000.00	\$0.00	\$0.00
	147511 Security Cameras	147508	1 system	\$25,000.00	\$0.00	\$0.00	\$0.00
	<b>FEES AND COSTS</b>			<b>\$0.00</b>	<b>\$8,855.00</b>	<b>\$8,855.00</b>	<b>\$7,161.93</b>
	1430 Contract Coordinators	1430	5	\$0.00	\$8,855.00	\$8,855.00	\$7,161.93
	<b>MANAGEMENT IMPROVEMENTS</b>			<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$3,025.30</b>
	1408 Security	1408	1 Contract	\$0.00	\$5,000.00	\$5,000.00	\$3,025.30

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

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

Part II: Supporting Pages		Grant Type and Number		CFPP (Yes/No): No		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK56P07350108		CFPP (Yes/No): No		2008		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFPP (Yes/No): No				
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK073000005	<b>TOTAL APAGHE MANOR</b>			\$77,400.00	\$231,479.04	\$193,412.04	\$145,892.11	
	<b>SITE IMPROVEMENTS</b>	1450		\$7,400.00	\$17,400.00	\$0.00	\$0.00	
	Paving/Parking	145002	480 ft2	\$2,000.00	\$2,000.00	\$0.00	\$0.00	Not started
	Paving/Parking/504	145003	stripping	\$400.00	\$400.00	\$0.00	\$0.00	Not started
	Drainage/Site Improvements	145003	0	\$25,000.00	\$0.00	\$0.00	\$0.00	
	Gas System Upgrade	145007	4 units	\$5,000.00	\$5,000.00	\$0.00	\$0.00	Not started
	Signage	145015	1	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Sidewalks	145016	650 ft	\$10,000.00	\$8,000.00	\$0.00	\$0.00	Not started
	Sewer Line Replacement	145005	300	\$15,000.00	\$0.00	\$0.00	\$0.00	Not started
	<b>DWELLING STRUCTURES</b>	1460		\$20,000.00	\$149,400.50	\$134,400.50	\$89,149.48	
	VCT	146005	5000 sqft	\$10,000.00	\$65,400.50	\$65,400.50	\$20,149.48	In Progress
	Siding & Trim	146002	5 bldgs	\$0.00	\$69,000.00	\$69,000.00	\$69,000.00	Complete
	Interior Renovations	146012	1	\$0.00	\$15,000.00	\$0.00	\$0.00	Not started
	Electrical Upgrade	1460017		\$10,000.00	\$0.00	\$0.00	\$0.00	
	<b>FEES AND COSTS</b>	1430		\$0.00	\$8,855.00	\$8,855.00	\$8,192.64	
	Contract Coordinators	143003	5	\$0.00	\$8,855.00	\$8,855.00	\$8,192.64	In Progress
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$0.00	\$44,400.00	\$44,400.00	\$42,793.45	
	Security	419102	1 Contract	\$0.00	\$44,400.00	\$44,400.00	\$42,793.45	In Progress
	<b>DWELLING EQUIPMENT</b>	1465		\$0.00	\$7,500.54	\$5,756.54	\$5,756.54	
	Ranges & Refrigerators	146503	12 units	\$0.00	\$6,104.00	\$4,360.00	\$4,360.00	In Progress
	Overhead Door	146508	1 ad	\$0.00	\$157.53	\$157.53	\$157.53	Complete
	Domestic Water Piping	146511	1 line	\$0.00	\$1,239.01	\$1,239.01	\$1,239.01	Complete
	<b>NON DWELLING EQUIPMENT</b>	1475		\$0.00	\$3,923.00	\$0.00	\$0.00	
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	\$0.00	Not started
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	\$0.00	Not started
OK073000006	<b>TOTAL MOHAWK MANOR</b>			\$79,800.00	\$67,320.75	\$51,997.75	\$42,473.27	
	<b>SITE IMPROVEMENTS</b>	1450		\$19,800.00	\$11,800.00	\$0.00	\$0.00	
	Paving/Parking	145002	480 ft2	\$2,400.00	\$2,400.00	\$0.00	\$0.00	Not started
	Signage	145015	1	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Drainage/Site Improvements	145003	2400 ft2	\$2,400.00	\$2,400.00	\$0.00	\$0.00	Not started
	Sewer Lines	145001	600 ft	\$15,000.00	\$5,000.00	\$0.00	\$0.00	Not started
	<b>DWELLING STRUCTURES</b>	1460		\$60,000.00	\$32,818.75	\$32,818.75	\$32,818.75	
	Bathroom Tub Surrounds	146023	0	\$50,000.00	\$0.00	\$0.00	\$0.00	
	Electrical Upgrade	146017	0	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Sewer Line	146024	4	\$0.00	\$32,818.75	\$32,818.75	\$32,818.75	Complete
	<b>FEES AND COSTS</b>	1430		\$0.00	\$8,855.00	\$8,855.00	\$2,628.88	
	Contract Coordinators	143003	5	\$0.00	\$8,855.00	\$8,855.00	\$2,628.88	In Progress
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$0.00	\$6,000.00	\$6,000.00	\$3,101.64	
	Security	419102	1 Contract	\$0.00	\$6,000.00	\$6,000.00	\$3,101.64	In Progress
	<b>DWELLING EQUIPMENT</b>	1465		\$0.00	\$3,924.00	\$3,924.00	\$3,924.00	
	Ranges & Refrigerators	146503	8	\$0.00	\$3,924.00	\$3,924.00	\$3,924.00	Complete
	<b>NON DWELLING EQUIPMENT</b>	1475		\$0.00	\$3,923.00	\$0.00	\$0.00	
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	\$0.00	Not started
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	\$0.00	Not started

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: OK56P07350108		2008				
Housing Authority of the City of Tulsa		CFPP (Yes/No): No						
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>OK073000007</b>	<b>TOTAL HEWGLETTERRACE</b>			<b>\$129,300.00</b>	<b>\$87,470.00</b>	<b>\$19,215.00</b>	<b>\$8,692.56</b>	
	<b>SITE IMPROVEMENTS</b>							
	Paving/Parking	14502	750sqft	\$7,300.00	\$7,300.00	\$0.00	\$0.00	Not started
	Sewer Line	14505	30 ft	\$4,800.00	\$4,800.00	\$0.00	\$0.00	Not started
	<b>DWELLING STRUCTURES</b>							
	Shower Repair/Replacement	14603	18 units	\$2,500.00	\$2,500.00	\$0.00	\$0.00	Not started
	Isolation Valves	146010	25 units	\$67,000.00	\$39,032.00	\$0.00	\$0.00	Not started
	Balcony Repair	146018	4	\$12,000.00	\$9,032.00	\$0.00	\$0.00	Not started
	<b>DWELLING EQUIPMENT</b>							
	Elevator Upgrade	146506	1	\$45,000.00	\$20,000.00	\$0.00	\$0.00	Not started
	Boiler	146502		\$10,000.00	\$10,000.00	\$0.00	\$0.00	Not started
	Air Handlers	146509		\$42,000.00	\$9,360.00	\$4,360.00	\$4,360.00	Not started
	FEI	146501		\$5,000.00	\$5,000.00	\$0.00	\$0.00	Not started
	Ranges & Refrigerators	146503	7	\$18,000.00	\$0.00	\$0.00	\$0.00	Not started
	<b>NON DWELLING EQUIPMENT</b>							
	Computer Hardware	147501	1	\$5,500.00	\$9,423.00	\$0.00	\$0.00	Complete
	Security & Fire Protection	147511	1 system	\$0.00	\$1,923.00	\$0.00	\$0.00	Not started
	Communication Equipment	14708	3	\$5,500.00	\$5,500.00	\$0.00	\$0.00	Not started
	<b>NON DWELLING STRUCTURES</b>							
	Roofing Aluminum Coating	147001	1	\$7,500.00	\$7,500.00	\$0.00	\$0.00	Not started
	<b>FEES AND COSTS</b>							
	Contract Coordinators	143003	5	\$0.00	\$8,855.00	\$8,855.00	\$2,277.36	In Progress
	<b>MANAGEMENT IMPROVEMENTS</b>							
	Security	1408		\$0.00	\$6,000.00	\$6,000.00	\$2,055.20	In Progress
		419102	1 Contract	\$0.00	\$6,000.00	\$6,000.00	\$2,055.20	In Progress

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Part II: Supporting Pages		Grant Type and Number		FFFP (Yes/No): No		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK56PO7350108				2008		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:						
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
OK073000008	<b>TOTAL RIVERVIEW PARK</b>			\$79,900.00	\$102,687.25	\$17,216.00	\$9,000.07	
	<b>SITE IMPROVEMENTS</b>	1450		\$19,900.00	\$14,900.00	\$0.00	\$0.00	
	Paving/Parking	145002	400 sqft	\$2,400.00	\$2,400.00	\$0.00	\$0.00	Not started
	Piers	145004	10	\$5,000.00	\$5,000.00	\$0.00	\$0.00	Not started
	Signage	145015	1	\$0.00	\$2,000.00	\$0.00	\$0.00	Not started
	Sewer Line Replacement	145005	100ft	\$12,500.00	\$5,500.00	\$0.00	\$0.00	Not started
	<b>DWELLING STRUCTURES</b>	1460		\$60,000.00	\$46,149.25	\$0.00	\$0.00	
	Termite Treatment/Structural Repairs	146007	500 sqft	\$15,000.00	\$1,149.25	\$0.00	\$0.00	Not started
	Bathroom Tub Surrounds	146023	8	\$25,000.00	\$25,000.00	\$0.00	\$0.00	Not started
	Upgrade Main Building Electrical	146017	1	\$15,000.00	\$15,000.00	\$0.00	\$0.00	Not started
	Hot Water Tank Replacement	146011	3	\$5,000.00	\$5,000.00	\$0.00	\$0.00	Not started
	<b>NON DWELLING EQUIPMENT</b>	1475		\$0.00	\$3,923.00	\$0.00	\$0.00	
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	\$0.00	Not started
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	\$0.00	Not started
	<b>NON DWELLING STRUCTURES</b>	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Comm. Center Windows	147018	0	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>FEES AND COSTS</b>	1430		\$0.00	\$3,855.00	\$8,855.00	\$2,583.54	
	Contract Coordinators	143003	5	\$0.00	\$8,855.00	\$8,855.00	\$2,583.54	In Progress
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$0.00	\$4,000.00	\$4,000.00	\$2,056.53	
	Security	419102	1 Contract	\$0.00	\$4,000.00	\$4,000.00	\$2,056.53	In Progress
	<b>DWELLING EQUIPMENT</b>	1465		\$0.00	\$24,860.00	\$4,360.00	\$4,360.00	
	Ranges & Refrigerators	146503	6	\$0.00	\$4,360.00	\$4,360.00	\$4,360.00	Complete
	Replacement AC's	146504	20	\$0.00	\$20,500.00	\$0.00	\$0.00	

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U.S Department of Housing and Urban Development  
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Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350108		2008			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK073000010</b>	<b>TOTAL SANDY PARK</b>			<b>\$79,400.00</b>	<b>\$96,538.00</b>	<b>\$19,185.00</b>	<b>\$10,371.67</b>
	<b>SITE IMPROVEMENTS</b>						
	Paving/Parking	14500	400 sqft	\$19,400.00	\$2,000.00	\$0.00	\$0.00 Not started
	Drainage/Site Improvements	145003	2000 sqft	\$2,400.00	\$2,400.00	\$0.00	\$0.00 Not started
	Signage	145015	1	\$0.00	\$2,000.00	\$0.00	\$0.00 Not started
	Sewer Line Replacement	145005	100 ft	\$10,000.00	\$3,000.00	\$0.00	\$0.00 Not started
	Gas System Upgrade	145007	4 units	\$5,000.00	\$5,000.00	\$0.00	\$0.00 Not started
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$60,000.00</b>	<b>\$60,000.00</b>	<b>\$950.00</b>	<b>\$950.00</b>
	Electrical Upgrade	146017	1	\$25,000.00	\$25,000.00	\$0.00	\$0.00 Not started
	Bathroom Tub Surrounds	146023	10	\$25,000.00	\$25,000.00	\$0.00	\$0.00 Not started
	Water Heaters	146011		\$0.00	\$0.00	\$0.00	\$0.00
	Termites/Structural Repairs	146007	5 units	\$10,000.00	\$10,000.00	\$950.00	\$950.00 In Progress
	<b>NON DWELLING EQUIPMENT</b>	<b>1475</b>		<b>\$0.00</b>	<b>\$3,923.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	\$0.00 Not started
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	\$0.00 Not started
	<b>FEES AND COSTS</b>	<b>1430</b>		<b>\$0.00</b>	<b>\$8,855.00</b>	<b>\$8,855.00</b>	<b>\$2,601.51</b>
	Contract Coordinators	143003	5	\$0.00	\$8,855.00	\$8,855.00	\$2,601.51 In Progress
	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$2,460.16</b>
	Security	419102	1 Contract	\$0.00	\$5,000.00	\$5,000.00	\$2,460.16 In Progress
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>		<b>\$0.00</b>	<b>\$4,360.00</b>	<b>\$4,360.00</b>	<b>\$4,360.00</b>
	Ranges & Refrigerators	146503	8	\$0.00	\$4,360.00	\$4,360.00	\$4,360.00 Complete
<b>OK073000011</b>	<b>TOTAL OSAGE HILLS</b>						

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350108		2008			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK073000012</b>	<b>TOTAL PARKVIEW TERRACE</b>			<b>\$219,300.00</b>	<b>\$221,086.05</b>	<b>\$155,165.45</b>	<b>\$101,444.77</b>
	<b>SITE IMPROVEMENTS</b>	1450					
	Paving/Parking	145002	400 sqft	\$11,800.00	\$11,800.00	\$0.00	\$0.00 Not started
	Drainage/Site Improvements	145003	2000 sqft	\$4,800.00	\$2,000.00	\$0.00	\$0.00 Not started
	Landscaping	145011	2000 sqft	\$2,500.00	\$2,500.00	\$0.00	\$0.00 Not started
	Signage	145015	1	\$0.00	\$2,000.00	\$0.00	\$0.00 Not started
	Gas System Upgrade	145007	4 units	\$2,500.00	\$2,500.00	\$0.00	\$0.00 Not started
	<b>DWELLING STRUCTURES</b>	1460		<b>\$202,500.00</b>	<b>\$180,293.00</b>	<b>\$135,095.40</b>	<b>\$80,135.40</b>
	Floor Tiles	146005	16 units	\$25,000.00	\$11,000.00	\$0.00	\$0.00 Not started
	Bathroom Renovations	146008	1	\$50,000.00	\$1,480.80	\$0.00	\$0.00 Not started
	Electrical Upgrades	146017	4 units	\$22,500.00	\$15,660.00	\$0.00	\$0.00 Not started
	Exterior Painting	146003	30 units	\$75,000.00	\$0.00	\$0.00	\$0.00 Not started
	Roofs	146004	3	\$25,000.00	\$25,000.00	\$12,943.00	\$12,943.00 In Progress
	HVAC	146010	11	\$5,000.00	\$32,890.00	\$27,890.00	\$27,890.00 In Progress
	Tub Surrounds	146023	45 units	\$0.00	\$87,422.40	\$87,422.40	\$32,462.40 In Progress
	Interior Renovations	146012	2 units	\$0.00	\$6,840.00	\$6,840.00	\$6,840.00 Complete
	<b>NON DWELLING EQUIPMENT</b>	1475		<b>\$0.00</b>	<b>\$3,923.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	\$0.00 Not started
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	\$0.00 Not started
	<b>NON DWELLING STRUCTURES</b>	1470		<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Security Cameras	147015	3	\$5,000.00	\$5,000.00	\$0.00	\$0.00 Not started
	<b>FEES AND COSTS</b>	1430		<b>\$0.00</b>	<b>\$11,210.05</b>	<b>\$11,210.05</b>	<b>\$14,769.42</b>
	Contract Coordinators	143003	5	\$0.00	\$11,210.05	\$11,210.05	\$14,769.42 In Progress
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		<b>\$0.00</b>	<b>\$4,500.00</b>	<b>\$4,500.00</b>	<b>\$2,179.95</b>
	Security	419102	1 Contract	\$0.00	\$4,500.00	\$4,500.00	\$2,179.95 In Progress
	<b>DWELLING EQUIPMENT</b>	1465		<b>\$0.00</b>	<b>\$4,360.00</b>	<b>\$4,360.00</b>	<b>\$4,360.00</b>
	Ranges & Refrigerators	146503	8	\$0.00	\$4,360.00	\$4,360.00	\$4,360.00 Complete

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56POT350108		2008			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000013	<b>TOTAL LAFORTUNE TOWER</b>			\$229,500.00	\$294,088.00	\$135,348.26	\$39,643.43
	<b>SITE IMPROVEMENTS</b>			\$17,000.00	\$17,000.00	\$0.00	\$0.00
	Paving/Parking	145002	390 sqft	\$2,500.00	\$2,500.00	\$0.00	\$0.00 Not started
	Gas System Upgrade	145007	2 units	\$2,000.00	\$2,000.00	\$0.00	\$0.00 Not started
	Site Drainage	145003	480 sqft	\$2,500.00	\$2,500.00	\$0.00	\$0.00 Not started
	Site Lighting	145014	Ex. Building	\$10,000.00	\$10,000.00	\$0.00	\$0.00 Not started
	<b>DWELLING STRUCTURES</b>			\$25,000.00	\$199,000.00	\$89,183.26	\$183.26
	Bathroom Renovations	146008	8	\$15,000.00	\$15,000.00	\$0.00	\$0.00 Not started
	VCT Flooring	146005	7500 sqft	\$10,000.00	\$9,816.74	\$0.00	\$0.00 Not started
	Roofing	146004	1 ad	\$0.00	\$174,183.26	\$89,183.26	\$183.26 Complete
	<b>DWELLING EQUIPMENT</b>			\$52,500.00	\$61,310.00	\$33,310.00	\$33,310.00
	FEL	146501		\$7,500.00	\$0.00	\$0.00	\$0.00
	Ranges & Refrigerators	146503	8	\$0.00	\$4,360.00	\$4,360.00	\$4,360.00 Complete
	Compactors	146505	1	\$25,000.00	\$16,500.00	\$16,500.00	\$16,500.00 In Progress
	Air Handling Equipment	146509	2	\$15,000.00	\$5,000.00	\$0.00	\$0.00 Not started
	Domestic Water Piping	146511	1	\$0.00	\$12,450.00	\$12,450.00	\$12,450.00 Complete
	Loop System	146516	1	\$0.00	\$18,000.00	\$0.00	\$0.00 Not started
	Elevator Upgrade	146506	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00 Not started
	<b>FEES AND COSTS</b>			\$0.00	\$8,855.00	\$8,855.00	\$4,146.22
	Contract Coordinators	143003	5	\$0.00	\$8,855.00	\$8,855.00	\$4,146.22 In Progress
	<b>MANAGEMENT IMPROVEMENTS</b>			\$0.00	\$4,000.00	\$4,000.00	\$2,003.95
	Security	419102	1 Contract	\$0.00	\$4,000.00	\$4,000.00	\$2,003.95 In Progress

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U.S. Department of Housing and Urban Development  
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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350108		2008			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000013	LAFORTUNE TOWER						
	<b>NON DWELLING STRUCTURE</b>	1470		\$85,000.00	\$0.00	\$0.00	
	Built up Roof	147001		\$85,000.00	\$0.00	\$0.00	
	<b>NON DWELLING EQUIPMENT</b>	1475		\$50,000.00	\$3,923.00	\$0.00	
	Security Equipment	147511	0	\$50,000.00	\$0.00	\$0.00	Not started
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	Not started
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	Not started
<b>OK073000017</b>	<b>TOTAL SOUTH HAVEN MANOR</b>			<b>\$72,000.00</b>	<b>\$267,221.89</b>	<b>\$86,088.64</b>	
	<b>SITE IMPROVEMENTS</b>	1450		\$9,500.00	\$9,500.00	\$0.00	
	Paving/Parking	145002	400 sqft	\$2,000.00	\$2,000.00	\$0.00	Not started
	Signage	145015	1	\$0.00	\$0.00	\$0.00	Not started
	Drainage/Site Improvements	145003	5000 sqft	\$7,500.00	\$5,500.00	\$0.00	Not started
	<b>DWELLING STRUCTURES</b>	1460		\$60,000.00	\$237,500.00	\$72,289.75	
	Bathroom Tub Surrounds	146023	3 bldgs	\$25,000.00	\$25,000.00	\$0.00	Not started
	Siding & Trim	146002	10 bldgs	\$0.00	\$36,000.00	\$0.00	Not started
	Exterior Painting	146003	10 bldgs	\$0.00	\$36,500.00	\$0.00	Not started
	Gutter Installation	146014	10 bldgs	\$0.00	\$50,000.00	\$0.00	Not started
	Electrical Upgrades	146017	1	\$10,000.00	\$10,000.00	\$0.00	Not started
	Heating	146010	3	\$5,000.00	\$5,000.00	\$0.00	Not started
	Termite Treatment	146007	7 bldgs	\$10,000.00	\$2,710.25	\$0.00	Not started
	Roofing	146004	2 bldgs	\$10,000.00	\$72,289.75	\$72,289.75	Complete
	<b>NON DWELLING EQUIPMENT</b>	1475		\$2,500.00	\$6,423.00	\$0.00	
	Security Equipment	147511	1 system	\$2,500.00	\$2,500.00	\$0.00	Not started
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	Not started
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	Not started
	<b>FEES AND COSTS</b>	1430		\$0.00	\$8,855.00	\$8,855.00	\$5,200.04 In Progress
	Contract Coordinators	143003	5	\$0.00	\$8,855.00	\$8,855.00	\$5,200.04 In Progress
	<b>MANAGEMENT IMPROVEMENTS</b>	1408		\$0.00	\$3,500.00	\$3,500.00	\$1,656.06 In Progress
	Security	419102	1 Contract	\$0.00	\$3,500.00	\$3,500.00	\$1,656.06 In Progress
	<b>DWELLING EQUIPMENT</b>	1465		\$0.00	\$1,443.89	\$1,443.89	\$1,443.89 Complete
	Ranges & Refrigerators	146503	3	\$0.00	\$1,443.89	\$1,443.89	\$1,443.89 Complete

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350108		2008			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK073000018</b>	<b>EAST CENTRAL VILLAGE TOTAL</b>			<b>\$132,800.00</b>	<b>\$243,466.85</b>	<b>\$85,717.63</b>	<b>\$66,505.19</b>
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$25,300.00</b>	<b>\$43,300.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Paving/Parking	145002	2500 sqft	\$5,000.00	\$5,000.00	\$0.00	Not started
	Drainage/Site Improvements	145003	1000 sqft	\$2,500.00	\$2,500.00	\$0.00	Not started
	mailboxes & Concrete Slab @ enclosure	145013	1	\$5,500.00	\$23,500.00	\$0.00	Not started
	Fencing	145004	250 ft	\$7,500.00	\$7,500.00	\$0.00	Not started
	Signage	145015	1	\$0.00	\$2,000.00	\$0.00	Not started
	Sidewalks	145016	160 lf	\$4,800.00	\$2,800.00	\$0.00	Not started
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$100,000.00</b>	<b>\$177,785.89</b>	<b>\$82,862.63</b>	<b>\$58,670.96</b>
	Flooring	146005	9 units	\$29,932.08	\$29,932.08	\$29,932.08	\$5,885.07 In Progress
	Bathroom Tub Surrounds	146023	15 units	\$50,000.00	\$49,855.34	\$0.00	Not started
	Roofing	146004	2 units	\$10,000.00	\$52,785.89	\$52,785.89	Complete
	Siding & Trim	146002	3 units	\$15,000.00	\$10,067.92	\$0.00	Not started
	HVAC	146010	3 buildings	\$0.00	\$35,144.66	\$144.66	\$0.00
	<b>NON DWELLING EQUIPMENT</b>	<b>1475</b>		<b>\$5,000.00</b>	<b>\$8,923.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	Not started
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	Not started
	Security Equipment	147511	1 system	\$5,000.00	\$5,000.00	\$0.00	Not started
	<b>FEES AND COSTS</b>	<b>1430</b>		<b>\$0.00</b>	<b>\$8,855.00</b>	<b>\$8,855.00</b>	<b>\$4,623.96</b>
	Contract Coordinators	143003	5	\$0.00	\$8,855.00	\$8,855.00	\$4,623.96 In Progress
	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>\$0.00</b>	<b>\$4,000.00</b>	<b>\$4,000.00</b>	<b>\$3,210.27</b>
	Security	419102	1 Contract	\$0.00	\$4,000.00	\$4,000.00	\$3,210.27 In Progress
	<b>NON DWELLING STRUCTURE</b>	<b>1470</b>		<b>\$2,500.00</b>	<b>\$602.96</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Community Center Windows	147018	1	\$2,500.00	\$602.96	\$0.00	Not started

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<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350108		2008			
Housing Authority of the City of Tulsa		CFFP (Yes/No): No					
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK073000019</b>	<b>SCATTERED SITE TOTAL</b>			<b>\$197,500.00</b>	<b>\$270,536.17</b>	<b>\$39,105.57</b>	<b>\$15,934.07</b>
	<b>SITE IMPROVEMENTS</b>	1450		\$29,500.00	\$29,500.00	\$0.00	\$0.00
	Drainage/Site Improvements	145003	5000 ft2	\$4,500.00	\$4,500.00	\$0.00	Not started
	Piers	145004	2 units	\$10,000.00	\$10,000.00	\$0.00	Not started
	Sewer Lines	145005	95 ft	\$15,000.00	\$15,000.00	\$0.00	Not started
	<b>FEES AND COSTS</b>	1430		\$0.00	\$8,867.00	\$8,867.00	\$15,625.54
	Contract Coordinators	143003	5	\$0.00	\$8,867.00	\$8,867.00	\$15,625.54
	<b>DWELLING EQUIPMENT</b>	146503		\$0.00	\$114.13	\$114.13	\$114.13
	Ranges & Refrigerators	1465	1 ad	\$0.00	\$114.13	\$114.13	Complete
	<b>NON DWELLING EQUIPMENT</b>	1475		\$0.00	\$48,924.00	\$0.00	\$0.00
	Computer Hardware	147501	1	\$0.00	\$1,924.00	\$0.00	Not started
	Vehicle Replacement	147507	2	\$0.00	\$45,000.00	\$0.00	Not started
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	Not started
	<b>NON DWELLING STRUCTURE</b>	1470		\$0.00	\$15,131.04	\$9,131.04	\$0.00
	Community Center Windows	147018	1 set	\$0.00	\$9,131.04	\$9,131.04	in Progress
	Central Maintenance Facility Ren	147005	1	\$0.00	\$6,000.00	\$0.00	Not started
	<b>DWELLING STRUCTURES</b>	1460		\$168,000.00	\$168,000.00	\$20,993.40	\$193.40
	Windows/Screens	146001	10 units	\$25,000.00	\$24,806.60	\$0.00	Not started
	Siding & Trim	146002	0	\$0.00	\$0.00	\$0.00	Not started
	Entry Doors	146006	5 units	\$10,000.00	\$10,000.00	\$0.00	Not started
	Termite Treatment	146007	13 units	\$5,000.00	\$5,000.00	\$0.00	Not started
	HVAC Installation	146010	7 units	\$60,000.00	\$39,200.00	\$0.00	Not started
	Electrical Upgrade	146017	3 units	\$35,000.00	\$35,000.00	\$0.00	Not started
	Interior Renovation	146012	4 units	\$0.00	\$20,993.40	\$20,993.40	in Progress
	Painting	146003	3 bldgs	\$18,000.00	\$18,000.00	\$0.00	Not started
	Roofing	146004	8 bldgs	\$15,000.00	\$15,000.00	\$0.00	Not started
	<b>CONTINGENCY</b>			\$80,000.00	\$80,000.00	\$0.00	\$0.00
	<b>Work Items</b>			\$3,979,999.00	\$3,979,999.00	\$2,226,958.57	\$1,382,647.36
	<b>TOTAL BUDGET</b>			\$4,059,999.00	\$4,059,999.00	\$2,226,958.57	\$1,382,647.36

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.



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

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Tulsa			Federal FFY of Grant: 2008		
Development Authority Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
OK073000000	6/10/2010		6/12/2012		
OK073000003	6/10/2010		6/12/2012		
OK073000004	6/10/2010		6/12/2012		
OK073000005	6/10/2010		6/12/2012		
OK073000006	6/10/2010		6/12/2012		
OK073000007	6/10/2010		6/12/2012		
OK073000008	6/10/2010		6/12/2012		
OK073000010	6/10/2010		6/12/2012		
OK073000011	6/10/2010		6/12/2012		
OK073000012	6/10/2010		6/12/2012		
OK073000013	6/10/2010		6/12/2012		
OK073000017	6/10/2010		6/12/2012		
OK073000018	6/10/2010		6/12/2012		
OK073000019	6/10/2010		6/12/2012		

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

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


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

Part I: Summary		Grant Type and Number	FFY of Grant
PHA Name:		Capital Fund Program Grant No:	2009
Housing Authority of the City of Tulsa		Date of CFFP:	FFY of Grant Approval:
		Replacement Housing Factor Grant No:	2009
		OK56RO7350109	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>
		Obligated	Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvements		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment-Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
	1499 Development Activities <sup>4</sup>	\$266,979.00	\$266,979.00
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of line 2-10)	\$266,979.00	\$266,979.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		

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

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

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

Part I: Summary		FFY of Grant	
PHA Name:	Grant Type and Number	2009	2009
Housing Authority of the City of Tulsa	Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	
	Date of CFFP:	OK56RO7350109	
Type of Grant		FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	2009	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09	<input type="checkbox"/> Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>
Signature of Executive Director	Date	Obligated	Expended
	1/15/10		
Signature of Public Housing Director		Date	

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

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

Part II: Supporting Pages									
PHA Name:			Grant Type and Number				Federal FFY of Grant:		
Housing Authority of the City of Tulsa			Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56RO7350109				2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
	OPERATING EXPENSES	1406		-	-	-	-		
H/A WIDE ACTIVITIES	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$0.00	\$0.00	\$0.00		
	Security	419102		-	-	-	-		
	Salaries	419103		-	-	-	-		
	Staff Training	419105		-	-	-	-		
	Computer Software	419106		-	-	-	-		
	Facility Officers	419108		-	-	-	-		
	MANAGEMENT IMPROV. HARD			-	-	-	-		
	ADMINISTRATION	1410		\$0.00	\$0.00	\$0.00	\$0.00		
	Non Technical Salaries	141001		-	-	-	-		
	Technical Salaries	141002		-	-	-	-		
	Benefits	141009		-	-	-	-		
	Sundry Admin. Costs	141019		-	-	-	-		
	FEES AND COSTS	1430		\$0.00	\$0.00	\$0.00	\$0.00		
	A/E Fees	143001		-	-	-	-		
	Consultant Fees	143002		-	-	-	-		

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages		Grant Type and Number		FFFP (Yes/No):		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No:		CFFP (Yes/No):		2009		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:						
		OK56RO7350109						
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	DWELLING EQUIPMENT Replace A/C Units	14650 146504		-	-	-	-	
	NON DWELLING EQUIPMENT Computer Hardware Copy Machine Vehicle Replacement	1475 147501 147507		-	-	-	-	
73-				\$266,979.00	\$266,979.00	\$0.00	\$0.00	
	DEVELOPMENT ACTIVITIES Development of Replacement Housing	1499	1	\$266,979.00	\$266,979.00	-	-	
	CONTINGENCY							
	TOTAL BUDGET			\$266,979.00	\$266,979.00			

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.




Part i: Summary		Grant Type and Number		Replacement Housing Factor Grant No:		FFY of Grant	
PHA Name:		Capital Fund Program Grant No: OK56SO7350109		Date of CFFP:		2009s	
Housing Authority of the City of Tulsa						FFY of Grant Approval:	
						2009s	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 2 )			
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 )			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 01/14/10				<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended	
		Original					
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	\$0.00					
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 20)	\$267,231.00	\$267,231.00	\$267,231.00	\$267,231.00	\$0.00	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$30,000.00	\$135,200.00	\$135,200.00	\$135,200.00	\$9,039.31	
8	1440 Site Acquisition						
9	1450 Site Improvements	\$2,462,446.00	\$2,234,505.30	\$287,289.30	\$287,289.30	\$789.30	
10	1460 Dwelling Structures	\$2,584,782.00	\$2,707,522.70	\$385,206.13	\$385,206.13	\$131,172.92	
11	1465.1 Dwelling Equipment-Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
20	Amount of Annual Grant: (sum of line 2-10)	\$5,344,459.00	\$5,344,459.00	\$1,074,926.43	\$1,074,926.43	\$141,001.53	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities	\$307,510.42	\$307,510.42	\$143,476.50	\$143,476.50	\$0.00	
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations.

<sup>4</sup> RHF funds shall be included here.

Part I: Summary	
PHA Name: Housing Authority of the City of Tulsa	Grant Type and Number Capital Fund Program Grant No: OK56SO7350109 Date of CFFP:
	Replacement Housing Factor Grant No:
	FFY of Grant 2009s
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 01/14/10	<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 ) <input type="checkbox"/> Final Performance and Evaluation Report
Line	Summary by Development Account
	Total Estimated Cost
	Original
	Revised <sup>2</sup>
	Obligated
	Expended
	Total Actual Cost <sup>1</sup>
Signature of Executive Director 	Signature of Public Housing Director
Date 1/15/10	Date



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56SO7350109		2009s			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): NO			
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
	OPERATING EXPENSES	1406		\$0.00			
	<b>ADMINISTRATION</b>	<b>1410</b>		<b>\$267,231.00</b>	<b>\$267,231.00</b>	<b>\$0.00</b>	
	Non Technical Salaries	141001	2	\$32,073.00	\$0.00	\$0.00	
	Technical Salaries	141002	6	\$171,023.00	\$0.00	\$0.00	
	Benefits	141009	8	\$64,135.00	\$0.00	\$0.00	
	CFP Management Fee	141005	1	\$0.00	\$267,231.00	\$0.00	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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Part II: Supporting Pages		Grant Type and Number		Capital Fund Program Grant No: OK56SO7350109		CFFP (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Replacement Housing Factor Grant No:		Replacement Housing Factor Grant No:		CFFP (Yes/No): No		2009s	
Housing Authority of the City of Tulsa		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost	
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	Status of Work	
OK073000003	<b>TOTAL COMANCHE PARK</b>	1450		\$1,496,196.00	\$1,437,245.83	\$8,193.38	\$428.77		
	<b>SITE IMPROVEMENTS</b>	145002	283,873 sq ft	\$1,488,196.00	\$1,429,245.83	\$193.38	\$193.38		
	Parking/Paving	145003	28102 sq ft	\$1,277,428.00	\$1,277,428.00	\$96.69	\$96.69	tear down	
	Sidewalks/Wheelchair ramps			\$210,768.00	\$151,817.83	\$96.69	\$96.69	1/3 of site	
	<b>DWELLING STRUCTURES</b>	1450		\$0.00	\$0.00	\$0.00	\$0.00		
	<b>FEES &amp; COSTS</b>	1430		\$8,000.00	\$8,000.00	\$8,000.00	\$235.39		
	Contract Coordinator	143003	2 coordinators	\$8,000.00	\$8,000.00	\$8,000.00	\$235.39		

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

U.S Department of Housing and Urban Development  
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		
PHA Name:		Capital Fund Program Grant No: OK56SO7350109		2009s		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised <sup>1</sup>	
		Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>			
<b>OK073000008</b>	<b>TOTAL RIVERVIEW PARK</b>			<b>\$2,769,912.00</b>	<b>\$2,722,171.30</b>	<b>\$5,816.39</b>
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$746,250.00</b>	<b>\$518,309.30</b>	<b>\$145.75</b>
	Paving/Parking	145002	110000 sq ft	\$495,000.00	\$342,059.30	\$0.00
	Sidewalks/Wheelchair ramps	145016	23500	\$176,250.00	\$176,250.00	\$145.75
	Brick Replacement/Tuckpoint	145006	lump sum	\$75,000.00	\$0.00	\$0.00
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$2,013,662.00</b>	<b>\$2,088,662.00</b>	<b>\$144.67</b>
	Roofing	146004	37 buildings	\$631,162.00	\$631,162.00	\$0.00
	Porches	146025	190 units	\$950,000.00	\$1,025,000.00	\$144.67
	Painting	146003	37 buildings	\$432,500.00	\$432,500.00	\$0.00
	<b>FEES &amp; COSTS</b>	<b>1430</b>		<b>\$10,000.00</b>	<b>\$115,200.00</b>	<b>\$5,525.97</b>
	Contract Coordinator	143003	2 coordinators	\$10,000.00	\$10,000.00	\$5,525.97
	Architects Fees	143001	1 contract	\$0.00	\$105,200.00	\$0.00

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

U.S Department of Housing and Urban Development  
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Part II: Supporting Pages		Grant Type and Number		Capital Fund Program Grant No: OK56SO7350109		Replacement Housing Factor Grant No: CFFP (Yes/No): No		Federal FFY of Grant: 2009		Status of Work
Development Number	PHA Name:	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	Total Actual Cost
OK073000012	Housing Authority of the City of Tulsa	<b>TOTAL PARKVIEW TERRACE</b>				\$731,120.00	\$626,462.21	\$545,603.67	\$134,094.27	
		<b>SITE IMPROVEMENTS</b>	1450			\$150,000.00	\$150,542.21	\$150,542.21	\$152.21	
		Sidewalks/Wheelchair ramps	145016	20000 sq ft		\$150,000.00	\$150,542.21	\$150,542.21	\$152.21	
		<b>DWELLING STRUCTURES</b>	1450			\$571,120.00	\$465,920.00	\$385,061.46	\$131,028.25	
		Exterior Painting	146003	46 buildings		\$460,000.00	\$389,922.66	\$309,064.12	\$130,832.91	
		Roofs	146004	10 buildings		\$111,120.00	\$75,997.34	\$75,997.34	\$195.34	
		<b>FEES &amp; COSTS</b>	1430			\$10,000.00	\$10,000.00	\$10,000.00	\$2,913.81	
		Contract Coordinator	143003	2 coordinators		\$10,000.00	\$10,000.00	\$10,000.00	\$2,913.81	
OK0730000172		<b>SOUTH HAVEN MANOR</b>				\$0.00	\$152,940.70	\$0.00	\$0.00	
		<b>DWELLING STRUCTURES</b>	1450			\$0.00	\$152,940.70	\$0.00	\$0.00	
		Exterior Painting	146003	10 buildings		\$0.00	\$76,470.35	\$0.00	\$0.00	
		Siding	146002	10 buildings		\$0.00	\$76,470.35	\$0.00	\$0.00	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56SO7350109		2009s			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
<b>OK073000019</b>	<b>SCATTERED SITE TOTAL</b>			<b>\$80,000.00</b>	<b>\$138,407.96</b>	<b>\$138,407.96</b>	<b>\$662.10</b>
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$78,000.00</b>	<b>\$136,407.96</b>	<b>\$136,407.96</b>	<b>\$297.96</b>
	Driveways/Sidewalks	145010	30 houses	\$78,000.00	\$136,407.96	\$136,407.96	\$297.96
	<b>FEES &amp; COSTS</b>	<b>1430</b>		<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$364.14</b>
	Contract Coordinator	143003	1 coordinators	\$2,000.00	\$2,000.00	\$2,000.00	\$364.14
	<b>CONTINGENCY</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Work Items			\$5,344,459.00	\$5,344,459.00	\$1,074,926.43	\$141,001.53
	<b>TOTAL BUDGET</b>			<b>\$5,344,459.00</b>	<b>\$5,344,459.00</b>	<b>\$1,074,926.43</b>	<b>\$141,001.53</b>

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor  
Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:		Federal FFY of Grant:			
Housing Authority of the City of Tulsa		2009s			
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
73-00	3/17/2010		3/17/2011		
73-03	3/17/2010		3/17/2011		
73-04	3/17/2010		3/17/2011		
73-05	3/17/2010		3/17/2011		
73-06	3/17/2010		3/17/2011		
73-07	3/17/2010		3/17/2011		
73-08	3/17/2010		3/17/2011		
73-10	3/17/2010		3/17/2011		
73-11	3/17/2010		3/17/2011		
73-12	3/17/2010		3/17/2011		
73-13	3/17/2010		3/17/2011		
73-17	3/17/2010		3/17/2011		
73-18	3/17/2010		3/17/2011		
17-19	3/17/2010		3/17/2011		

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

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Part I: Summary		Grant Type and Number		FFY of Grant		
PHA Name:		Capital Fund Program Grant No: OK56PO7350110		2010		
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		FFY of Grant Approval:		
Date of CFFP:				2010		
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )		
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended
		Original				
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$96,565.65				
3	1408 Management Improvements	\$775,093.28				
4	1410 Administration (may not exceed 10% of line 21)	\$408,700.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$152,941.00				
8	1440 Site Acquisition					
9	1450 Site Improvements	\$399,818.00				
10	1460 Dwelling Structures	\$1,603,482.00				
11	1465.1 Dwelling Equipment-Nonexpendable	\$106,000.00				
12	1470 Non-dwelling Structures	\$153,000.00				
13	1475 Non-dwelling Equipment	\$319,000.00				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	\$74,287.07				
20	Amount of Annual Grant: (sum of line 2-10)	\$4,088,887.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs	\$336,435.00				
24	Amount of line 20 Related to Security - Hard Costs	\$81,000.00				
25	Amount of line 20 Related to Energy Conservation Measures					

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations.

<sup>4</sup> RHF funds shall be included here.

Part I: Summary	
PHA Name: Housing Authority of the City of Tulsa	Grant Type and Number Capital Fund Program Grant No: OK56PO7350110 Date of CFFP: Replacement Housing Factor Grant No:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	FFY of Grant 2010 FFY of Grant Approval: 2010
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account	Total Estimated Cost Revised <sup>2</sup> Total Actual Cost <sup>1</sup>
Signature of Executive Director <i>Cheryl R. [Signature]</i>	Obligated Signature of Public Housing Director Date 1/15/10
	Expended



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

U.S. Department of Housing and Urban Development  
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: OK56PO7350110		2010				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): NO				
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	OPERATING EXPENSES	1406		\$96,565.65				
	<b>MANAGEMENT IMPROVEMENTS</b>	<b>1408</b>		<b>\$75,093.28</b>				
	Salaries	419103	3	\$126,658.28				
	Security	419102	1	\$100,500.00				
	Staff Training	419105	4	\$20,000.00				
	Computer Software	419106	12	\$12,000.00				
	Facility Officers	419108	1	\$235,935.00				
	Management Improvement Trainers	419109	1	\$75,000.00				
	MIS Software Development	419111	3	\$205,000.00				
	<b>ADMINISTRATION</b>	<b>1410</b>		<b>\$408,700.00</b>				
	Non Technical Salaries	141001	1	\$42,250.00				
	Technical Salaries	141002	7	\$250,200.00				
	Benefits	141009	7	\$99,250.00				
	Sundry Admin. Costs	141019	Lump sum	\$17,000.00				
	<b>FEES AND COSTS</b>	<b>1430</b>		<b>\$152,941.00</b>				
	A/E Fees	143001	1 Contract	\$127,941.00				
	Consultant Fees	143002	1 Contract	\$25,000.00				

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<sup>2</sup> To be completed for the Performance and Evaluation Report.

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PHA Name:		Capital Fund Program Grant No: OK56PO7350110		2010			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>73-00</b>	<b>CENTRAL OFFICE</b>			<b>\$369,500.00</b>			
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$0.00</b>			
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>		<b>\$125,500.00</b>			
	Ranges & Refrigerators	146503	210	\$105,000.00			
	Replacement Window A/C Units	146504	60	\$20,500.00			
	<b>NON DWELLING EQUIPMENT</b>	<b>1475</b>		<b>\$244,000.00</b>			
	Computer Hardware	147501	25	\$45,000.00			
	Copiers	147502	16	\$25,000.00			
	Printers	147503	7	\$10,000.00			
	TV/VCR	147504	3	\$1,000.00			
	Office Furniture	147505	20	\$4,000.00			
	Security Equipment	147511	1	\$15,000.00			
	Vehicle Replacement	147507	8	\$144,000.00			

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PHA Name:		Capital Fund Program Grant No. OK56P07350110		2010			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No. CFFP (Yes/No): No					
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK073000001</b>	<b>TOTAL SEMINOLE HILLS</b>			<b>\$33,700.00</b>			
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$13,700.00</b>			
	Parking & Paving/504	145002	480 sqft	\$1,200.00			
	Drainage/Site Improvements/504	145003	2000 sqft	\$5,000.00			
	Sewer Line Replacement	145005	500 ft	\$2,500.00			
	Concrete/Sidewalk	145016	250 ln ft	\$5,000.00			
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$20,000.00</b>			
	Interior Remod/504	146012	1	\$20,000.00			
<b>OK073000002</b>	<b>TOTAL WHITLOW TOWNHOMES</b>			<b>\$69,700.00</b>			
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$19,700.00</b>			
	Parking & Paving/504	145002	480 sq ft	\$1,200.00			
	Drainage/Site Improvements/504	145003	5000 sq ft	\$5,000.00			
	Sewer Line Replacement	145005	500 ft	\$2,500.00			
	Fencing	145004	300 LN	\$6,000.00			
	Concrete/Sidewalks	145016	250 LN	\$5,000.00			
	<b>DWELLING STRUCTURE</b>	<b>1460</b>		<b>\$50,000.00</b>			
	Interior Remodel	146012	2	\$30,000.00			
	HVAC	146010	4	\$20,000.00			

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PHA Name:		Capital Fund Program Grant No: OK56P07350110		2010			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK073000003</b>	<b>TOTAL COMANCHE PARK</b>			<b>\$280,937.00</b>			
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$91,637.00</b>			
	Parking & Paving/504	145002	14000 sq ft	\$35,000.00			
	Drainage/Site Improvements/504	145005	24000 ft2	\$11,637.00			
	Landscaping	145011	9 beds	\$2,500.00			
	Sewer Line Replacement	145005	150 ft	\$15,000.00			
	Gas System Upgrade	145007	4 units	\$5,000.00			
	Fencing	145004	265 ft	\$12,500.00			
	Site Lighting	145014	2 bldgs	\$5,000.00			
	Concrete/Sidewalks	145016	250 in	\$5,000.00			
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$156,800.00</b>			
	Domestic Water Lines	146511	1000 FT	\$5,000.00			
	Electrical Upgrade	146017	1	\$5,000.00			
	Shower Valve	146023	10	\$4,500.00			
	Tub Surrounds	146023	25	\$30,000.00			
	Siding and Trim	146002	1 bldg	\$18,000.00			
	Soffits	146002	3 buildings	\$5,000.00			
	Roofing Flats	146004	7 units	\$35,000.00			
	Hot Water Tanks	146011	25 units	\$25,000.00			
	HVAC	146010	5	\$29,300.00			
	<b>NON DWELLING EQUIPMENT</b>	<b>1475</b>		<b>\$10,000.00</b>			
	Gym Heater	147510	1	\$10,000.00			
	<b>NON DWELLING STRUCTURES</b>	<b>1470</b>		<b>\$22,500.00</b>			
	Security Equipment	147015	1	\$5,000.00			
	Gym Roof	147001	1/4	\$17,500.00			

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PHA Name:		Capital Fund Program Grant No: OK56P07350110		2010			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK073000004</b>	<b>TOTAL PIONEER PLAZA SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$127,500.00</b>			
	Site Drainage	145003	4500 ft2	\$4,500.00			
	Tuck point	145006	50 sq ft	\$5,000.00			
	Concrete/Sidewalk	145016	250 ln	\$5,000.00			
	Landscaping	145011	4 beds	\$5,000.00			
	Parking/Paving/504	145002	1250 sq ft	\$2,500.00			
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>		<b>\$71,000.00</b>			
	Fire System Upgrade	146512	1	\$1,000.00			
	Heat Pumps	146501	2	\$15,000.00			
	Elevator Upgrades	146506	1	\$5,000.00			
	Sewer Lines	146024	250 ln	\$5,000.00			
	Generator	146507	1	\$40,000.00			
	Fire Suppression	146510	1	\$5,000.00			
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$34,500.00</b>			
	Windows	146001	1	\$5,000.00			
	Tubs	146023	5	\$24,500.00			
	Sewer Lines	146024	250 ln	\$5,000.00			

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PHA Name:		Capital Fund Program Grant No: OK56P07350110		2010			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK073000005</b>	<b>TOTAL APACHE MANOR</b>			<b>\$231,400.00</b>			
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$47,400.00</b>			
	Paving/Parking/504	145002	stripping	\$2,400.00			
	Drainage/Site Improvements	145003	480 ft2	\$10,000.00			
	Fence	145004	220 ft	\$10,000.00			
	Gas System Upgrade	145007	4 units	\$5,000.00			
	Concrete/Sidewalks	145016	250 ln	\$5,000.00			
	Sewer Line Replacement	145005	300	\$15,000.00			
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$184,000.00</b>			
	VCT	146005	5000 sqft	\$35,000.00			
	HVAC	146010	5000 sqft	\$70,000.00			
	Painting	146003	2 buldigs	\$30,000.00			
	Electrical Upgrade	146017	2	\$25,000.00			
	Bathroom Renovations	146008	14	\$24,000.00			
<b>OK073000006</b>	<b>TOTAL MOHAWK MANOR</b>			<b>\$164,800.00</b>			
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$14,800.00</b>			
	Paving/Parking/504	145002	480 ft2	\$2,400.00			
	Concrete/Sidewalks	145016	250 ln	\$5,000.00			
	Landscape	145011	4 beds	\$5,000.00			
	Drainage/Site Improvements	145003	2400 fts	\$2,400.00			
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$150,000.00</b>			
	HVAC	146010	25	\$50,000.00			
	Roofing	146004	5 buldigs	\$55,000.00			
	VCT Flooring	146005	2	\$35,000.00			
	Electrical Upgrade	146017	1	\$10,000.00			

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PHA Name:		Capital Fund Program Grant No: OK56P07350110		2010				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No. CFFP (Yes/No): No						
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>OK073000007</b>	<b>TOTAL HEWGLETT TERRACE</b>							
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>				<b>\$59,800.00</b>		
	Concrete/Sidewalks	145016	250 lf			\$4,800.00		
	Drainage/Site Improvements	145003	250 lf			\$5,000.00		
	Paving/Parking	145002	750sqft			\$4,800.00		
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>				<b>\$10,000.00</b>		
	Fan Coil	146501	1			\$10,000.00		
	<b>DWELLING STRUCTURES</b>	<b>1460</b>				<b>\$30,000.00</b>		
	Windows	146001	1			\$5,000.00		
	Foundation Repair	146020	1			\$25,000.00		
	<b>NON DWELLING EQUIPMENT</b>	<b>1475</b>				<b>\$5,000.00</b>		
	Fire Suppression	147511	1			\$5,000.00		
<b>OK073000008</b>	<b>TOTAL RIVERVIEW PARK</b>					<b>\$75,400.00</b>		
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>				<b>\$19,400.00</b>		
	Paving/Parking/SO4	145002	400 sqft			\$2,400.00		
	Concrete/Sidewalks	145016	250 lf			\$5,000.00		
	Fence	145004	500 lf			\$12,000.00		
	<b>DWELLING STRUCTURES</b>	<b>1460</b>				<b>\$56,000.00</b>		
	Roofing	146004	1			\$38,500.00		
	Porch/Mock Up	146025	2			\$15,000.00		
	VCT Flooring	146005	1			\$2,500.00		

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PHA Name:		Capital Fund Program Grant No: OK56PO7350110		2010			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK073000010</b>	<b>TOTAL SANDY PARK</b>			<b>\$39,400.00</b>			
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$14,400.00</b>			
	Paving/Parking/504	145002	400 sqft	\$2,000.00			
	Drainage/Site Improvements/504	145003	2000 sqft	\$2,400.00			
	Gas System Upgrade	145007	4 units	\$5,000.00			
	Concrete/Sidewalks	145016	250 ln	\$5,000.00			
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$25,000.00</b>			
	Termite/Structural Repairs	146007	1	\$5,000.00			
	VCT	146005	4 units	\$20,000.00			
<b>OK073000012</b>	<b>TOTAL PARKVIEW TERRACE</b>			<b>\$233,300.00</b>			
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$16,800.00</b>			
	Paving/Parking/504	145002	400 sqft	\$4,800.00			
	Drainage/Site Improvements	145003	2000 sq ft	\$2,000.00			
	Landscaping	145011	2 planters	\$2,500.00			
	Gas System Upgrade	145007	4 units	\$2,500.00			
	Concrete/Sidewalks	145016	250 ln	\$5,000.00			
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$216,500.00</b>			
	Electrical Upgrades	146017	4units	\$32,500.00			
	HVAC	146010	14 units	\$70,000.00			
	Roofing	146004	1 building	\$33,000.00			
	Painting	146003	1 building	\$33,000.00			
	Fascia & Soffit	146002	1 building	\$33,000.00			
	VCT	146005	3 units	\$15,000.00			

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PHA Name:		Capital Fund Program Grant No: OK56POT7350110		2010			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK073000013</b>	<b>TOTAL LAFORTUNE TOWER</b>			<b>\$300,500.00</b>			
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>					
	Paving/Parking	145002	390 sqft	\$12,000.00			
	Gas System Upgrade	145007	2 units	\$2,500.00			
	Concrete/Sidewalks	145016	250 ln	\$2,000.00			
	Site Drainage	145003	480 sqft	\$5,000.00			
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$203,500.00</b>			
	Tub Surrounds	146023	5	\$15,000.00			
	VCT Flooring	146005	6 units	\$28,500.00			
	Painting	146003	1	\$100,000.00			
	Patio Doors	146001	40	\$60,000.00			
	<b>DWELLING EQUIPMENT</b>	<b>1465</b>		<b>\$15,000.00</b>			
	Elevator Upgrade	146506	1	\$5,000.00			
	HVAC System/Flats	146504	5	\$10,000.00			
	<b>NON DWELLING EQUIPMENT</b>			<b>\$70,000.00</b>			
	Fire Suppression	147511	2	\$65,000.00			
	Water Treatment System	147514	1	\$5,000.00			

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Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
Housing Authority of the City of Tulsa		Capital Fund Program Grant No: OK56PO7350110		Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>
PHA Name:		Replacement Housing Factor Grant No:				Funds Expended <sup>2</sup>
		CFFP (Yes/No): No				
OK073000017	<b>TOTAL SOUTH HAVEN MANOR</b>			<b>\$192,000.00</b>		
	<b>SITE IMPROVEMENTS</b>	1450		<b>\$32,000.00</b>		
	Paving/Parking/504	145002	400 sqft	\$2,000.00		
	Landscaping	145011	4 beds	\$5,000.00		
	Drainage/Site Improvements/504	145003	5000 sqft	\$20,000.00		
	Concrete/Sidewalks	145016	250 ln ft	\$5,000.00		
	<b>DWELLING STRUCTURES</b>	1460		<b>\$155,000.00</b>		
	VCT Flooring	146005	15 units	\$65,000.00		
	Electrical Upgrades	146017	1	\$10,000.00		
	Termite Treatment	146007	7 bldgs	\$10,000.00		
	Painting	146003	6 buildings	\$70,000.00		
	<b>NON DWELLING STRUCTURES</b>	1470		<b>\$5,000.00</b>		
	Office Upgrade	147022	1	\$5,000.00		

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PHA Name:		Capital Fund Program Grant No: OK56PO7350110		2010			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
<b>OK073000018</b>	<b>EAST CENTRAL VILLAGE TOTAL</b>			<b>\$152,500.00</b>			
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$5,000.00</b>			
	Paving/Parking/504	145002	2500 sqft	\$5,000.00			
	Drainage/Site Improvements	145003	1000 sqft	\$2,500.00			
	Concrete/Sidewalks	145016	250 ln ft	\$5,000.00			
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$140,000.00</b>			
	Floor Tiles	146005	5 units	\$25,000.00			
	Tuckpoint	146002	4 units	\$20,000.00			
	Painting	146003	2 buildings	\$50,000.00			
	Siding & Trim	146002	2 buildings	\$20,000.00			
	Roof	146004	1 building	\$25,000.00			
<b>OK073000019</b>	<b>SCATTERED SITE TOTAL</b>			<b>\$172,500.00</b>			
	<b>SITE IMPROVEMENTS</b>	<b>1450</b>		<b>\$29,500.00</b>			
	Drainage/Site Improvements	145003	5000 ft2	\$4,500.00			
	Fence Repair	145004	500 ln	\$10,000.00			
	Driveways/Sidewalks	145016	5 units	\$15,000.00			
	<b>DWELLING STRUCTURES</b>	<b>1460</b>		<b>\$143,000.00</b>			
	Siding & Trim	146002	3 units	\$15,000.00			
	Termite Treatment	146007	4 units	\$5,000.00			
	HVAC Installation	146010	7 units	\$45,000.00			
	Painting	146003	3 bldgs	\$18,000.00			
	Interior Renovations	146012	3 units	\$45,000.00			
	Roofing	146004	1 bldgs	\$15,000.00			

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part II - Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350110		2010			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
OK073000026	Country Club Gardens Ph. 1			\$36,615.00			
	SITE IMPROVEMENTS	1450		\$18,307.00			
	DWELLING STRUCTURES	1460		\$18,308.00			
OK073000027	Country Club Gardens Ph. 2			\$5,818.00			
	SITE IMPROVEMENTS	1450		\$2,909.00			
	DWELLING STRUCTURES	1460		\$2,909.00			
OK073000028	Newton Country Club			\$19,162.00			
	SITE IMPROVEMENTS	1450		\$9,581.00			
	DWELLING STRUCTURES	1460		\$9,581.00			
OK073000029	Osage North			\$16,768.00			
	SITE IMPROVEMENTS	1450		\$6,384.00			
	DWELLING STRUCTURES	1460		\$8,384.00			
	CONTINGENCY			\$74,287.07			
	Work Items			\$4,014,599.93			
	TOTAL BUDGET			\$4,088,887.00			

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Tulsa		Federal FFY of Grant: 2010		Reasons for Revised Target Dates <sup>1</sup>	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
73-00					
73-03					
73-04					
73-05					
73-06					
73-07					
73-08					
73-10					
73-11					
73-12					
73-13					
73-17					
73-18					
17-19					

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

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Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2009	
PHA Name: Housing Authority of the City of Tulsa 415 E Independence St Tulsa, OK 74106		Grant Type and Number: ARRA CFRC OK07300000409R Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
		Revised <sup>2</sup>	Expended
1	Total non-CFP Funds	\$ 2,787,604	\$2,787,604
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	\$ 330,110	\$330,110
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	\$ 5,597	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 3,332,192	\$3,337,789
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		

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

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<b>Part I: Summary</b>		FFY of Grant: 2010 FFY of Grant Approval: 2009	
PHA Name: Housing Authority of the City of Tulsa 415 E Independence St Tulsa, OK 74106		Grant Type and Number: ARRA CFRRC OK07300000409R Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	
Line		Original	Revised <sup>1</sup>
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 3,667,899	\$3,667,899
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

*[Signature]* 1/21/10

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

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Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Tulsa 415 E Independence St Tulsa, OK 74106		Grant Type and Number: ARRA CFRC OK07300000409R Capital Fund Program Grant No: CFFP (Yes/ No): NO Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
Pioneer Plaza AMP #1	Capital Fund Management Fee	1410		\$ 330,110	\$330,110				
	Showers Head & Faucet Aerators	1460		\$ 4,947	\$0				
	Toilet Replacement	1460		\$ 650	\$0				
	Geothermal Systems	1465		\$2,537,533	\$1,303,266				
	Water Pipe Upgrades	1465		\$ 794,659	\$2,034,523				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.









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Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2009	
PHA Name: Housing Authority of the City of Tulsa 415 E Independence St Tulsa OK, 74106		Grant Type and Number : ARRA CFRC #OK07300000709R Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending: <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated Expended
1	Total non-CFF Funds	\$ 1,185,676	\$1,185,676
2	1406 Operations (may not exceed 20% of line 21) <sup>2</sup>		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	\$ 151,018	\$151,018
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement	\$ 7,987	\$0
10	1460 Dwelling Structures	\$ 43,973	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$1,356,265	\$1,409,083
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition	\$858	\$0
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		

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

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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<b>Part I: Summary</b>		FFY of Grant: 2010 FFY of Grant Approval: 2009	
PHA Name: Housing Authority of the City of Tulsa 415 E Independence St Tulsa OK, 74106	Grant Type and Number: ARRA CFRR #OK07300000709R Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant		Reserve for Disasters/Emergencies	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup> Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,560,101	\$1,560,101
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	
1/21/10			

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











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Capital Fund Program - Five Year Action Plan

<b>Part I: Summary</b>		Locality (City/County & State): Tulsa, Oklahoma					<input type="checkbox"/> Original 5 Year Plan	<input checked="" type="checkbox"/> Revision No.3
PHA Name/Number: Housing Authority of the City of Tulsa		Work Statement for Year 1 2010	Work Statement for Year 2 2011	Work Statement for Year 3 2012	Work Statement for Year 4 FFY2013	Work Statement for Year 5 FFY2014		
A.	Development Name and Number							
B.	Physical Improvements Subtotal	Annual Statement	\$3,139,963.07	\$3,255,676.00	\$3,255,676.00	\$3,255,676.00		
C.	Management Improvements		\$343,658.28	\$153,658.28	\$153,658.28	\$153,658.28		
D.	PHA Wide Non Dwelling Structures and Equipment							
E.	Administration		\$408,700.00	\$408,700.00	\$408,700.00	\$408,700.00		
F.	Other		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00		
G.	Operations		\$96,565.65	\$96,565.65	\$96,565.65	\$96,565.65		
H.	Demolition							
I.	Development							
J.	Capital Fund Financing - Debt Service							
K.	Total CFP Funds		\$4,088,887.00	\$4,088,887.00	\$4,088,887.00	\$4,088,887.00	\$4,088,887.00	
L.	Total Non CFP Funds							
M.	Grand Total		\$4,088,887.00	\$4,088,887.00	\$4,088,887.00	\$4,088,887.00	\$4,088,887.00	

Capital Fund Program - Five Year Action Plan

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<b>Part I: Summary</b>		Locality (City/County & State): Tulsa, Oklahoma					<input type="checkbox"/> Original 5 Year Plan <input checked="" type="checkbox"/> Revision No.2	
PHA Name/Number: Housing Authority of the City of Tulsa	Work Statement for Year 1 2010 Annual Statement	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014			
Operating Expenses	\$96,565.65	\$96,565.65	\$96,565.65	\$96,565.65	\$96,565.65		\$96,565.65	
Mgmt Improvements	\$343,658.28	\$343,658.28	\$153,658.28	\$153,658.28	\$153,658.28		\$153,658.28	
Administration	\$408,700.00	\$408,700.00	\$408,700.00	\$408,700.00	\$408,700.00		\$408,700.00	
Fees/Cost	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00		\$100,000.00	
PHA Wide								
73-00 Central	\$78,400.00	\$78,400.00	\$50,000.00	\$20,000.00	\$20,000.00		\$20,000.00	
73-01 Seminole	\$181,478.00	\$181,478.00	\$141,994.67	\$167,204.67	\$191,828.00		\$191,828.00	
73-02 Whitlow	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
73-03 Comanche	\$281,578.00	\$281,578.00	\$369,587.63	\$371,337.63	\$295,881.00		\$295,881.00	
73-04 Pioneer	\$225,871.00	\$225,871.00	\$212,094.67	\$355,844.67	\$355,428.00		\$355,428.00	
73-05 Apache	\$309,078.00	\$309,078.00	\$413,594.67	\$335,244.67	\$349,828.00		\$349,828.00	
73-06 Mohawk	\$240,978.00	\$240,978.00	\$240,854.67	\$287,144.67	\$261,728.00		\$261,728.00	
73-07 Hewgley	\$156,978.00	\$156,978.00	\$181,894.67	\$279,644.67	\$277,828.00		\$277,828.00	
73-08 Riverview	\$140,578.00	\$140,578.00	\$155,494.67	\$164,744.67	\$139,328.00		\$139,328.00	
73-10 Sandy Park	\$122,538.00	\$122,538.00	\$125,394.67	\$125,244.67	\$124,828.00		\$124,828.00	
73-12 Parkview	\$290,578.00	\$290,578.00	\$331,894.67	\$202,244.67	\$214,228.00		\$214,228.00	
73-13 LaFortune	\$298,678.00	\$298,678.00	\$257,694.67	\$279,344.67	\$334,928.00		\$334,928.00	
73-17 South Haven	\$213,278.00	\$213,278.00	\$255,594.67	\$201,844.67	\$203,428.00		\$203,428.00	
73-18 East Central	\$233,178.00	\$233,178.00	\$231,094.67	\$167,344.67	\$167,928.00		\$167,928.00	
73-19 Scattered Sites	\$209,580.00	\$209,580.00	\$205,580.00	\$215,580.00	\$235,580.00		\$235,580.00	
73-26 Country Club Gardens	\$36,506.00	\$36,506.00	\$36,506.00	\$36,506.00	\$36,506.00		\$36,506.00	
73-27 Country Club Gardens	\$5,800.00	\$5,800.00	\$5,800.00	\$5,800.00	\$5,800.00		\$5,800.00	
73-28 Newton Country Club	\$19,107.00	\$19,107.00	\$19,107.00	\$19,107.00	\$19,107.00		\$19,107.00	
73-29 Osage North	\$16,718.00	\$16,718.00	\$16,718.00	\$16,718.00	\$16,718.00		\$16,718.00	
73-30 Newton Plaza	\$4,776.00	\$4,776.00	\$4,776.00	\$4,776.00	\$4,776.00		\$4,776.00	
Contingency	\$74,287.07	\$74,287.07	\$74,287.07	\$74,287.07	\$74,287.07		\$74,287.07	
5FP Funds Listed for 5 Year Plannin	\$4,088,887.00	\$4,088,887.00	\$4,088,887.00	\$4,088,887.00	\$4,088,887.00		\$4,088,887.00	
Replacement Housing Factor								

Capital Fund Program - Five Year Action Plan

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2011 FFY _____			Work Statement for Year: 2011 FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>73-01 SEMINOLE HILLS TOTAL</b>		<b>\$181,478.00</b>			
Annual	SITE IMPROVEMENTS		\$26,400.00	MANAGEMENT IMPROVEMENTS		\$79,598.00
Statement	Parking & Paving/504	1	\$2,400.00	Security	1	\$33,323.00
	Drainage/Site Improvements/504	2	\$3,000.00	Facility Officer	1	\$25,875.00
	Sewer Line Replacement	1	\$5,000.00			
	Landscape	10	\$5,000.00	NON DWELLING EQUIPMENT		\$17,400.00
	Fencing	1	\$9,000.00	Computer Hardware	1	\$3,000.00
	Signage	1	\$2,000.00	Vehicle Replacement	1	\$9,400.00
	DWELLING STRUCTURE		\$50,000.00	Communication Equip	3	\$5,000.00
	Floor Tile	5	\$20,000.00			
	Interior Remodel	2	\$20,000.00			
	HVAC	5	\$10,000.00			
	DWELLING EQUIPMENT		\$8,080.00			
	Ranges & Refrigerators	16	\$8,080.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$181,478.00

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2011 FFY			Work Statement for Year: 2011 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>73-03 COMANCHE PARK TOTAL</b>		<b>\$281,578.00</b>			
Annual	SITE IMPROVEMENTS		\$39,600.00	Tub Surround	2	\$30,000.00
Statement	Parking & Paving/504	12	\$11,600.00	Siding and Trim	1	\$18,000.00
	Landscaping	2	\$2,500.00	Soffits	2	\$5,000.00
	Sewer Line Replacement	2	\$3,000.00	Roofing Flats	2	\$30,000.00
	Gas System Upgrade	1	\$5,000.00	Hot Water tanks	1	\$25,000.00
	Fencing	1	\$12,500.00	HVAC	8	\$34,300.00
	Site Lighting	2	\$5,000.00			
	MANAGEMENT IMPROVEMENTS		\$59,198.00	NON DWELLING EQUIPMENT		\$22,400.00
	Security	1	\$33,323.00	Security Equipment	1	\$5,000.00
	Facility Officer	1	\$25,875.00	Computer Hardware	2	\$3,000.00
	DWELLING STRUCTURES		\$152,300.00	Vehicle Replacement	1	\$9,400.00
	Domestic Water Lines	1	\$5,000.00	Communication Equip	3	\$5,000.00
	Electrical Upgrade	1	\$5,000.00	DWELLING EQUIPMENT		\$8,080.00
				Ranges & Refrigerators	16	\$8,080.00
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$281,578.00

Capital Fund Program - Five Year Action Plan

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2011 FFY			Work Statement for Year: 2011 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-04 PIONEER PLAZA TOTAL		\$225,871.00	DWELLING STRUCTURES		\$68,093.00
Annual	SITE IMPROVEMENTS		\$28,000.00	Structural Repairs	2	\$25,000.00
Statement	Parking & Paving/504	1	\$2,500.00	Windows	1	\$25,000.00
	Site Drainage	1	\$4,500.00	Tubs	1	\$18,093.00
	Tuck Point	2	\$5,000.00			
	Fence	1	\$6,000.00			
	Landscaping	10	\$10,000.00			
	DWELLING EQUIPMENT		\$70,580.00	MANAGEMENT IMPROVEMENTS		\$59,198.00
	Fire System Upgrade	1	\$1,000.00	Security	1	\$33,323.00
	Heat Pumps	1	\$5,000.00	Facility Officer	1	\$25,875.00
	Sewer Lines	1	\$5,000.00			
	Elevator Upgrade	1	\$5,000.00			
	A/C Hallway	13	\$4,500.00			
	Ranges & Refrigerators	16	\$8,080.00			
	Generator	1	\$40,000.00			
	Fire Suppression	1	\$2,000.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$225,871.00

Capital Fund Program - Five Year Action Plan

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2011 FFY _____			Work Statement for Year: 2011 FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-05 APACHE MANOR TOTAL		\$309,078.00	73-06 MOHAWK MANOR TOTAL		\$240,978.00
Annual	SITE IMPROVEMENTS		\$37,400.00	SITE IMPROVEMENTS		\$27,300.00
Statement	Parking & Paving/504	1	\$2,400.00	Parking & Paving/504	1	\$2,400.00
	Fence	1	\$10,000.00	Drainage/Site Improvement	1	\$2,400.00
	Sewer Lines	1	\$15,000.00	Playground Equipment	1	\$5,000.00
	Gas System Upgrade	1	\$5,000.00	Landscape	10	\$10,000.00
	Landscape	5	\$5,000.00	Sewer Line	1	\$5,000.00
	MANAGEMENT IMPROVEMENTS		\$59,198.00	Fencing	1	\$2,500.00
	Security	1	\$33,323.00			
	Facility Officer	1	\$25,875.00	MANAGEMENT IMPROVEMENTS		\$59,198.00
				Security	1	\$33,323.00
	DWELLING STRUCTURE		\$188,000.00	Facility Officer	1	\$25,875.00
	Roof	1	\$25,000.00	DWELLING STRUCTURE		\$130,000.00
	VCT	2	\$10,000.00	Painting	1	\$10,000.00
	Electrical Upgrade	1	\$10,000.00	Electric Upgrade	1	\$10,000.00
	HVAC	2	\$20,000.00	VCT Flooring	2	\$10,000.00
	Painting	1	\$75,000.00	Roofing	2	\$50,000.00
	Bathroom Renovations	2	\$48,000.00	HVAC	1	\$60,000.00
	DWELLING EQUIPMENT		\$8,080.00	DWELLING EQUIPMENT		\$8,080.00
	Ranges & Refrigerators	16	\$8,080.00	Ranges & Refrigerators	9	\$8,080.00
	NON DWELLING EQUIPMENT		\$16,400.00	NON DWELLING EQUIPMENT		\$16,400.00
	Vehicle Replacement	1	\$9,400.00	Vehicle Replacement	1	\$9,400.00
	Computer Hardware	1	\$2,000.00	Computer Hardware	1	\$2,000.00
	Communication Equip	3	\$5,000.00	Communication Equip	3	\$5,000.00
	Subtotal of Estimated Cost		\$309,078.00	Subtotal of Estimated Cost		\$240,978.00

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2011 FFY			Work Statement for Year: 2011 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-07 HEWGLEY TERRACE TOTAL		\$156,978.00	73-08 RIVERVIEW PARK TOTAL		\$140,578.00
Annual	SITE IMPROVEMENTS		\$9,800.00			
Statement	Parking & Paving	1	\$4,800.00	SITE IMPROVEMENTS		\$19,400.00
	Drainage/Site Improvement	1	\$5,000.00	Parking & Paving/504	1	\$2,400.00
	DWELLING EQUIPMENT		\$23,080.00	Landscaping	5	\$5,000.00
	Fan Coil	3	\$15,000.00	Fence	1	\$12,000.00
	Ranges & Refrigerators	16	\$8,080.00	DWELLING STRUCTURE		\$42,500.00
	DWELLING STRUCTURES		\$43,500.00	Brick Work	2	\$5,000.00
	Tub Surround	1	\$23,500.00	Painting	1	\$5,000.00
	Foundation Repair	1	\$20,000.00	VCT Flooring	1	\$2,500.00
	NON DWELLING EQUIPMENT		\$21,400.00	Porch/Mock Up	2	\$15,000.00
	Fire Suppression	1	\$5,000.00	Roofing	1	\$15,000.00
	Vehicle Replacement	1	\$9,400.00	DWELLING EQUIPMENT		\$8,080.00
	Computer Hardware	1	\$2,000.00	Ranges & Refrigerators	16	\$8,080.00
	Communication Equip	3	\$5,000.00	MANAGEMENT IMPROVEMENTS		\$59,198.00
	MANAGEMENT IMPROVEMENTS		\$59,198.00	Security	1	\$33,323.00
	Security	1	\$33,323.00	Facility Officer	1	\$25,875.00
	Facility Officer	1	\$25,875.00	NON DWELLING EQUIPMENT		\$11,400.00
	Subtotal of Estimated Cost		\$156,978.00	Vehicle Replacement	1	\$9,400.00
				Computer Hardware	1	\$2,000.00
				Subtotal of Estimated Cost		\$140,578.00



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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2011 FFY			Work Statement for Year: 2011 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-10 SANDY PARK TOTAL		\$122,538.00	73-12 PARKVIEW TERRACE TOTAL		\$290,578.00
Annual	SITE IMPROVEMENTS		\$11,800.00			
Statement	Parking & Paving/504	1	\$2,000.00	SITE IMPROVEMENTS		\$36,800.00
	Drainage/Site Improvement/504	1	\$2,400.00	Parking & Paving/504	1	\$2,800.00
	Gas System Upgrade	1	\$3,000.00	Drainage/Site Improvements	1	\$2,000.00
	Sewer Line	1	\$2,400.00	Gas System Upgrade	1	\$2,500.00
	Signage	1	\$2,000.00	Playground Equipment	2	\$25,000.00
	DWELLING STRUCTURES		\$43,500.00	Landscaping	2	\$2,500.00
	Termite Treatment/Structural Repairs	2	\$10,000.00	Signage	1	\$2,000.00
	Tub Surround	1	\$23,500.00	DWELLING STRUCTURES		\$186,500.00
	VCT	6	\$10,000.00	Electrical Upgrade	1	\$32,500.00
				Roofing	2	\$58,000.00
	DWELLING EQUIPMENT		\$8,040.00	Painting	2	\$38,000.00
	Ranges & Refrigerators	16	\$8,040.00	Fascia & Soffit	2	\$33,000.00
				Flooring	8	\$20,000.00
	MANAGEMENT IMPROVEMENTS		\$59,198.00	Brick	1	\$5,000.00
	Security	1	\$33,323.00			
	Facility Officer	1	\$25,875.00	DWELLING EQUIPMENT		\$8,080.00
				Ranges & Refrigerators	16	\$8,080.00
	NON DWELLING EQUIPMENT		\$13,400.00	MANAGEMENT IMPROVEMENTS		\$59,198.00
	Vehicle Replacement	1	\$9,400.00	Security	1	\$33,323.00
	Computer Hardware	2	\$4,000.00	Facility Officer	1	\$25,875.00
	Subtotal of Estimated Cost		\$122,538.00	Subtotal of Estimated Cost		\$290,578.00

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2011 FFY		Work Statement for Year: 2011 FFY	
	Development Number/Name General Description of Major Work Categories	Quantity	Development Number/Name General Description of Major Work Categories	Quantity
See	73-13 LAFORTUNE TOWER TOTAL		73-17 SOUTH HAVEN TOTAL	
Annual	SITE IMPROVEMENTS			
Statement	Parking & Paving	1	SITE IMPROVEMENTS	
	Gas System Upgrade	1	Parking & Paving/504	1
	Site Drainage	1	Drainage/Site Improvements/504	3
	Landscaping	5	Landscaping	5
	DWELLING STRUCTURES		Signage	1
	Tub Surrounds	1		
	VCT Flooring	4	DWELLING STRUCTURES	
	Patio Doors	1	VCT Flooring	4
	Windows	2	Tub Surround	1
	Painting		Roofing	1
	DWELLING EQUIPMENT		Electrical Upgrades	1
	Loop System	1	Painting	2
	Ranges & Refrigerators	16	Siding	2
	NON DWELLING EQUIPMENT		NON DWELLING STRUCTURES	
	Elevator Upgrade	1	Office Upgrade	1
	Fire Suppression	1	DWELLING EQUIPMENT	
	Water Treatment System	1	Ranges & Refrigerators	16
	MANAGEMENT IMPROVEMENTS		MANAGEMENT IMPROVEMENTS	
	Security	1	Security	1
	Facility Officer	1	Facility Officer	1
	NON DWELLING EQUIPMENT		NON DWELLING EQUIPMENT	
	Vehicle Replacement	1	Computer Hardware	2
	Computer Hardware	3	Communication Equip	3
	Subtotal of Estimated Cost		Subtotal of Estimated Cost	
		\$298,678.00		\$213,278.00

Part II: Supporting Pages - Physical Needs Work Statement's

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2011 FFY _____			Work Statement for Year: 2011 FFY _____		
	Development Number/Name General Description of Major Work	Quantity	Estimated Cost	Development Number/Name General Description of Major Work	Quantity	Estimated Cost
See	<b>73-18 EAST CENTRAL TOTAL</b>		<b>\$233,178.00</b>	<b>73-19 SCATTERED SITES TOTAL</b>		<b>\$209,580.00</b>
Annual	SITE IMPROVEMENTS		\$12,500.00			
Statement	Parking & Paving/504	2	\$5,000.00	SITE IMPROVEMENTS		\$44,500.00
	Drainage/Site Improvements	1	\$2,500.00	Drainage/Site Improvements	1	\$4,500.00
	Fencing	1	\$3,000.00	Driveways/Sidewalks	2	\$15,000.00
	Signage	1	\$2,000.00	Fence Repair	2	\$10,000.00
	DWELLING STRUCTURES		\$135,000.00	Sewer Line	2	\$15,000.00
	Floor Tiles	10	\$20,000.00	DWELLING STRUCTURES		\$148,000.00
	Tub Surrounds	1	\$10,000.00	Doors	2	\$5,000.00
	Tuckpoint	2	\$20,000.00	Siding & Trim	2	\$15,000.00
	Painting	2	\$25,000.00	Roofing	1	\$15,000.00
	Siding & Trim	1	\$35,000.00	Interior Renovations	2	\$45,000.00
	HVAC	7	\$25,000.00	Windows	1	\$15,000.00
	DWELLING EQUIPMENT		\$8,080.00	Painting	1	\$18,000.00
	Ranges & Refrigerators	16	\$8,080.00	Electrical	3	\$15,000.00
	MANAGEMENT IMPROVEMENTS		\$59,198.00	Piering	3	\$15,000.00
	Security	1	\$33,323.00	Termite Treatment	5	\$5,000.00
	Facility Officer	1	\$25,875.00	DWELLING EQUIPMENT		\$8,080.00
				Ranges & Refrigerators	6	\$8,080.00
	NON DWELLING EQUIPMENT		\$18,400.00			
	Vehicle Replacement	1	\$9,400.00	NON DWELLING EQUIPMENT		\$9,000.00
	Computer Hardware	2	\$4,000.00	Computer Hardware	2	\$4,000.00
	Communication Equip	3	\$5,000.00	Communication Equip	3	\$5,000.00
	Subtotal of Estimated Cost		\$233,178.00	Subtotal of Estimated Cost		\$209,580.00



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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2012 FFY			Work Statement for Year: 2012 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	73-01 SEMINOLE HILLS TOTAL SITE IMPROVEMENTS		\$141,994.67			
	Parking & Paving/504	1	\$2,400.00	MANAGEMENT IMPROVEMENTS		\$59,114.67
	Sewer Line Replacement	1	\$5,000.00	Security	1	\$33,239.67
	Fencing	1	\$6,000.00	Facility Officer	1	\$25,875.00
	Landscaping	10	\$5,000.00			
	Drainage/Site Improvements/504	100 sqft	\$3,000.00	NON DWELLING EQUIPMENT		\$21,400.00
	Site Lighting	1 building	\$2,000.00	Computer Hardware	1	\$2,000.00
	DWELLING STRUCTURE		\$30,000.00	Vehicle Replacement	1	\$9,400.00
	Interior Remodel	2	\$20,000.00	Copiers	2	\$5,000.00
	HVAC & Cages	1	\$10,000.00	Printers	5	\$5,000.00
	DWELLING EQUIPMENT		\$8,080.00			
	Ranges & Refrigerators	16	\$8,080.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$141,994.67

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	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-03 COMANCHE PARK TOTAL		\$369,587.63	Roofing Flats	1	\$20,000.00
Annual	SITE IMPROVEMENTS		\$81,600.00	Hot Water tanks	1	\$20,000.00
Statement	Parking & Paving/504	12	\$31,600.00	HVAC & Cages	1	\$61,393.00
	Drainage/Site Improvements	2	\$10,000.00	Flooring	10	\$25,000.00
	Landscaping	2	\$2,500.00	NON DWELLING EQUIPMENT		\$11,400.00
	Sewer Line Replacement	2	\$15,000.00	Computer Hardware	4	\$9,400.00
	Gas System Upgrade	1	\$5,000.00	Vehicle Replacement	1	\$2,000.00
	Fencing	2	\$12,500.00	NON DWELLING STRUCTURE		\$5,000.00
	Site Lighting	1	\$3,000.00	Security Equipment	1	\$5,000.00
	Signage	1	\$2,000.00			
	DWELLING STRUCTURES		\$189,393.00	DWELLING EQUIPMENT		\$23,080.00
	Domestic Water Lines	1	\$5,000.00	Ranges & Refrigerators	16	\$8,080.00
	Electrical Upgrade	1	\$5,000.00	Replace AC's	10	\$15,000.00
	Sub Surround	2	\$30,000.00	MANAGEMENT IMPROVEMENTS		\$59,114.63
	Siding and Trim	2	\$18,000.00	Security	1	\$33,239.63
	Soffits	2	\$5,000.00	Facility Officer	1	\$25,875.00
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$369,587.63

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Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year: 2012 FFY _____			Work Statement for Year: 2012 FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>73-04 PIONEER PLAZA TOTAL</b>		<b>\$212,094.67</b>	DWELLING STRUCTURES		\$50,000.00
Annual	SITE IMPROVEMENTS		\$28,000.00	Painting	1	\$25,000.00
Statement	Parking & Paving/504	1	\$2,500.00	Structural Repairs	2	\$25,000.00
	Site Drainage	1	\$4,500.00			
	Tuck Point	1	\$5,000.00	MANAGEMENT IMPROVEMENTS		\$59,114.67
	Fence	1	\$6,000.00	Security	1	\$33,239.67
	Landscaping	10	\$10,000.00	Facility Officer	1	\$25,875.00
	DWELLING EQUIPMENT		\$58,580.00	NON DWELLING EQUIPMENT		\$16,400.00
	Fire System Upgrade	1	\$1,000.00	Computer Hardware	1	\$2,000.00
	Heat Pumps	2	\$10,000.00	Vehicle Replacement	1	\$9,400.00
	Sewer Lines	2	\$5,000.00	Copiers	2	\$5,000.00
	Elevator Upgrade	1	\$5,000.00			
	A/C Hallway	3	\$4,500.00			
	Generator	1	\$20,000.00			
	Ranges & Refrigerators	16	\$8,080.00			
	Fire Suppression	1	\$5,000.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$212,094.67

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2012 FFY			Work Statement for Year: 2012 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-05 APACHE MANOR TOTAL		\$413,594.67	73-06 MOHAWK MANOR TOTAL		\$240,854.67
Annual	SITE IMPROVEMENTS		\$109,900.00	SITE IMPROVEMENTS		\$22,300.00
Statement	Signage	1	\$2,400.00	Parking & Paving/504	1	\$2,400.00
	Drainage/Site Improvement	3	\$22,500.00	Drainage/Site Improvement	1	\$2,400.00
	Fence	1	\$10,000.00	Fencing	1	\$2,500.00
	Sewer Lines	1	\$15,000.00	Landscape	10	\$10,000.00
	Gas System Upgrade	1	\$5,000.00	Sewer Line	1	\$5,000.00
	Landscape	5	\$5,000.00	MANAGEMENT IMPROVEMENTS		\$59,114.67
	Playground Equipment	2	\$25,000.00	Security	1	\$33,239.67
	Mailbox Replacement	1	\$25,000.00	Facility Officer	1	\$25,875.00
	DWELLING STRUCTURE		\$212,500.00	DWELLING STRUCTURE		\$135,000.00
	VCT	20	\$53,500.00	Painting	1	\$15,000.00
	Electrical Upgrade	1	\$10,000.00	Electric Upgrade	1	\$10,000.00
	HVAC & Cages	2	\$70,000.00	VCT Flooring	4	\$10,000.00
	Painting	3	\$55,000.00	Roofing	2	\$50,000.00
	Bathroom Renovations	3	\$24,000.00	HVAC	12	\$50,000.00
	DWELLING EQUIPMENT		\$32,080.00	DWELLING EQUIPMENT		\$8,040.00
	Ranges & Refrigerators	16	\$8,080.00	Ranges & Refrigerators	16	\$8,040.00
	Fire Panel/Security Equipment	1	\$24,000.00	NON DWELLING EQUIPMENT		\$16,400.00
	MANAGEMENT IMPROVEMENTS		\$59,114.67	Computer Hardware	1	\$2,000.00
	Security	1	\$33,239.67	Vehicle Replacement	1	\$9,400.00
	Facility Officer	1	\$25,875.00	Copier	3	\$5,000.00
	Subtotal of Estimated Cost		\$413,594.67	Subtotal of Estimated Cost		\$240,854.67



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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2012 FFY			Work Statement for Year: 2012 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b>73-07 HEWGLEY TERRACE TOTAL</b>		<b>\$181,894.67</b>	<b>73-08 RIVERVIEW PARK TOTAL</b>		<b>\$155,494.67</b>
	SITE IMPROVEMENTS		\$9,800.00	SITE IMPROVEMENTS		\$19,400.00
	Parking & Paving/504	2	\$4,800.00	Parking & Paving/504	1	\$2,400.00
	Landscaping	5	\$5,000.00	Landscaping	5	\$5,000.00
	DWELLING EQUIPMENT		\$23,080.00	Fence	1	\$12,000.00
	Fan Coil	6	\$15,000.00	DWELLING STRUCTURE		\$42,500.00
	Ranges & Refrigerators	16	\$8,080.00	Brick Work	1	\$5,000.00
	DWELLING STRUCTURES		\$73,500.00	Painting	1	\$5,000.00
	Tub Surround	1	\$48,500.00	VCT Flooring	1	\$2,500.00
	Foundation Repair	1	\$25,000.00	Porch/Mock Up	3	\$15,000.00
	NON DWELLING EQUIPMENT		\$16,400.00	Roofing	1	\$15,000.00
	Fire Suppression	1	\$5,000.00	DWELLING EQUIPMENT		\$23,080.00
	Computer Hardware	1	\$2,000.00	Ranges & Refrigerators	16	\$8,080.00
	Vehicle Replacement	1	\$9,400.00	Replace AC's	10	\$15,000.00
	MANAGEMENT IMPROVEMENTS		\$59,114.67	MANAGEMENT IMPROVEMENTS		\$59,114.67
	Security	1	\$33,239.67	Security	1	\$33,239.67
	Facility Officer	1	\$25,875.00	Facility Officer	1	\$25,875.00
	NON DWELLING EQUIPMENT		\$11,400.00	NON DWELLING EQUIPMENT		\$11,400.00
	Computer Hardware	1	\$2,000.00	Computer Hardware	1	\$2,000.00
	Vehicle Replacement	1	\$9,400.00	Vehicle Replacement	1	\$9,400.00
	Subtotal of Estimated Cost		\$181,894.67	Subtotal of Estimated Cost		\$155,494.67

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2012 FFY			Work Statement for Year: 2012 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-10 SANDY PARK TOTAL		\$125,394.67	73-12 PARKVIEW TERRACE TOTAL		\$331,894.67
Annual	SITE IMPROVEMENTS		\$11,800.00	SITE IMPROVEMENTS		\$46,800.00
Statement	Parking & Paving/504	1	\$2,000.00	Parking & Paving/504	2	\$4,800.00
	Drainage/Site Improvement/504	1	\$2,400.00	Drainage/Site Improvements	1	\$2,000.00
	Gas System Upgrade	1	\$5,000.00	Gas System Upgrade	1	\$2,500.00
	Sewer Line	1	\$2,400.00	Mailbox Replacement	1	\$35,000.00
	DWELLING STRUCTURES		\$30,000.00	Landscaping	2	\$2,500.00
	HVAC	2	\$10,000.00	DWELLING STRUCTURES		\$206,500.00
	Tub Surround	1	\$5,000.00	HVAC & Cages	14	\$50,000.00
	VCT	6	\$10,000.00	Gas System Upgrade	5	\$32,500.00
	Siding	1	\$5,000.00	Roofing	1	\$33,000.00
	DWELLING EQUIPMENT		\$8,080.00	Painting	1	\$33,000.00
	Ranges & Refrigerators	16	\$8,080.00	Fascia & Soffit	2	\$20,000.00
	MANAGEMENT IMPROVEMENTS		\$59,114.67	Flooring	8	\$5,000.00
	Security	1	\$33,239.67	Brick	1	\$11,400.00
	Facility Officer	1	\$25,875.00	NON DWELLING EQUIPMENT		\$2,000.00
	NON DWELLING EQUIPMENT		\$16,400.00	Computer Hardware	1	\$9,400.00
	Computer Hardware	1	\$2,000.00	Vehicle Replacement	1	\$8,080.00
	Vehicle Replacement	1	\$9,400.00	DWELLING STRUCTURES		\$8,080.00
	Copier	3	\$5,000.00	Ranges & Refrigerators	16	\$59,114.67
	Subtotal of Estimated Cost		\$125,394.67	MANAGEMENT IMPROVEMENTS		\$33,239.67
				Security	1	\$25,875.00
				Facility Officer	1	\$331,894.67
				Subtotal of Estimated Cost		\$331,894.67

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	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>73-13 LAFORTUNE TOWER TOTAL</b>		<b>\$257,694.67</b>	<b>73-17 SOUTH HAVEN TOTAL</b>		<b>\$255,594.67</b>
Annual	SITE IMPROVEMENTS		\$12,000.00			
Statement	Parking & Paving/504	1	\$2,500.00	SITE IMPROVEMENTS		\$57,000.00
	Gas System Upgrade	1	\$2,000.00	Parking & Paving/504	1	\$2,000.00
	Site Drainage	1	\$2,500.00	Drainage/Site Improvements/504	1	\$50,000.00
	Fencing	1	\$5,000.00	Landscaping	5	\$5,000.00
	DWELLING STRUCTURES		\$125,000.00	DWELLING STRUCTURES		\$110,000.00
	Tub Surrounds	1	\$15,000.00	VCT Flooring	4	\$10,000.00
	VCT Flooring	4	\$10,000.00	Electrical Upgrades	1	\$5,000.00
	Patio Doors	1	\$10,000.00	Tub Surround	1	\$5,000.00
	Windows	2	\$60,000.00	Painting	2	\$40,000.00
	Roofing	3 buildings	\$30,000.00	Roofing	2	\$50,000.00
	DWELLING EQUIPMENT		\$33,080.00	NON DWELLING EQUIPMENT		\$16,400.00
	Chiller	1 repair	\$10,000.00	Computer Hardware	1	\$2,000.00
	Boiler	1 repair	\$15,000.00	Vehicle Replacement	1	\$9,400.00
	Ranges & Refrigerators	16	\$8,080.00	Printer	3	\$5,000.00
	NON DWELLING EQUIPMENT		\$28,500.00	NON DWELLING STRUCTURES		\$5,000.00
	Elevator Upgrade	1	\$5,000.00	Office Upgrade	1	\$5,000.00
	Water Treatment System	2	\$23,500.00	DWELLING STRUCTURES		\$8,080.00
	MANAGEMENT IMPROVEMENTS		\$59,114.67	Ranges & Refrigerators	16	\$8,080.00
	Security	1	\$33,239.67	MANAGEMENT IMPROVEMENTS		\$59,114.67
	Facility Officer	1	\$25,875.00	Security	1	\$33,239.67
	Facility Officer			Facility Officer	1	\$25,875.00
	Subtotal of Estimated Cost		\$257,694.67	Subtotal of Estimated Cost		\$255,594.67

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2012 FFY _____			Work Statement for Year: 2012 FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>73-18 EAST CENTRAL TOTAL</b>		<b>\$231,094.67</b>	<b>73-19 SCATTERED SITES TOTAL</b>		<b>\$205,580.00</b>
Annual Statement	SITE IMPROVEMENTS Parking & Paving/504	2	\$12,500.00	SITE IMPROVEMENTS		\$44,500.00
	Drainage/Site Improvements	1	\$5,000.00	Drainage/Site Improvements	100 sqft	\$4,500.00
	Fencing	1	\$5,000.00	Driveways/Sidewalks	3	\$15,000.00
	DWELLING STRUCTURES		\$140,000.00	Fence Repair	1	\$10,000.00
	Floor Tiles	10	\$25,000.00	Sewer Line	1	\$15,000.00
	Tuckpoint	2	\$20,000.00	DWELLING STRUCTURES		\$153,000.00
	Painting	1	\$50,000.00	Doors	2	\$5,000.00
	Siding & Trim	1	\$20,000.00	Siding & Trim	1	\$15,000.00
	Tub Surrounds	1	\$25,000.00	Roofing	1	\$15,000.00
	DWELLING STRUCTURES		\$8,080.00	Interior Renovations	2	\$45,000.00
	Ranges & Refrigerators	16	\$8,080.00	Windows	1	\$15,000.00
	MANAGEMENT IMPROVEMENTS		\$59,114.67	Painting	1	\$18,000.00
	Security	1	\$33,239.67	Electrical	1	\$15,000.00
	Facility Officer	1	\$25,875.00	Piering	2	\$20,000.00
	NON DWELLING EQUIPMENT		\$11,400.00	Termite Treatment	1	\$5,000.00
	Computer Hardware	1	\$2,000.00	DWELLING STRUCTURES		\$8,080.00
	Vehicle Replacement	1	\$9,400.00	Ranges & Refrigerators	16	\$8,080.00
	Subtotal of Estimated Cost		\$231,094.67	Subtotal of Estimated Cost		\$205,580.00



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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2013			Work Statement for Year: 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	73-01 SEMINOLE HILLS TOTAL SITE IMPROVEMENTS Parking & Paving/504	1	\$167,204.67 \$2,400.00 \$2,400.00	MANAGEMENT IMPROVEMENTS Security Facility Officer	1 1	\$60,364.67 \$34,489.67 \$25,875.00
	DWELLING STRUCTURE		\$55,000.00			
	Floor Tile		\$0.00	NON DWELLING EQUIPMENT		\$11,400.00
	Front Doors	12	\$30,000.00	Computer Hardware	1	\$2,000.00
	Windows	1	\$25,000.00	Vehicle Replacement	1	\$9,400.00
	DWELLING EQUIPMENT		\$38,040.00			
	Electrical Upgrade	3	\$30,000.00			
	Ranges & Refrigerators	16	\$8,040.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$167,204.67

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2013 FFY				Work Statement for Year: 2013 FFY			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Estimated Cost	
See Annual Statement	73-03 COMANCHE PARK TOTAL SITE IMPROVEMENTS		\$371,337.63	Porch Post	3	\$30,000.00		
	Parking & Paving/504	12	\$41,600.00	HVAC	5	\$19,893.00		
	Gas System Upgrade	1	\$31,600.00	Flooring	7 units	\$37,000.00		
	Site Lighting	1	\$5,000.00	MANAGEMENT IMPROVEMENTS		\$60,364.63		
	Playground		\$5,000.00	Security	1	\$34,489.63		
			\$0.00	Facility Officer	1	\$25,875.00		
	DWELLING STRUCTURES			NON DWELLING STRUCTURE		\$5,000.00		
	Domestic Water Lines	1	\$214,893.00	Security Equipment	1	\$5,000.00		
	Electrical Upgrade	1	\$5,000.00	DWELLING EQUIPMENT		\$38,080.00		
	Shower Valve		\$0.00	Ranges & Refrigerators	16	\$8,080.00		
	Tub Surround	1	\$60,000.00	Replacement AC's	20	\$30,000.00		
	Siding and Trim	1	\$18,000.00	NON DWELLING EQUIPMENT		\$11,400.00		
	Soffits	1	\$5,000.00	Computer Hardware	1	\$2,000.00		
	Roofing Flats	2	\$35,000.00	Vehicle Replacement	1	\$9,400.00		
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$371,337.63		

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2013			Work Statement for Year: 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	73-04 PIONEER PLAZA TOTAL		\$355,844.67	DWELLING STRUCTURES		\$168,500.00
	SITE IMPROVEMENTS		\$12,000.00	Structural Repairs		\$0.00
	Parking & Paving/504	1	\$2,500.00	Roof Replacement	1	\$100,000.00
	Site Drainage	2	\$4,500.00	Windows	1	\$68,500.00
	Tuck Point	1	\$5,000.00	NON DWELLING EQUIPMENT		\$16,400.00
				Communication Equip	3	\$5,000.00
				Computer Hardware	1	\$2,000.00
	DWELLING EQUIPMENT		\$98,580.00	Vehicle Replacement	1	\$9,400.00
	Electrical Upgrade	4	\$15,000.00	MANAGEMENT IMPROVEMENTS		\$60,364.67
	Fire System Upgrade	1	\$1,000.00	Security	1	\$34,489.67
	Heat Pumps	1	\$15,000.00	Facility Officer	1	\$25,875.00
	Sewer Lines	1	\$5,000.00			
	Elevator Upgrade	1	\$5,000.00			
	A/C Hallway	2	\$4,500.00			
	Generator	1	\$30,000.00			
	Fire Suppression	1	\$5,000.00			
	Ranges & Refrigerators	16	\$8,080.00			
	Chiller	1 repair	\$5,000.00			
	loop System	1 repair	\$5,000.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$355,844.67



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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2013 FFY			Work Statement for Year: 2013 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b>73-05 APACHE MANOR TOTAL</b>		<b>\$335,244.67</b>	<b>73-06 MOHAWK MANOR TOTAL</b>		<b>\$287,144.67</b>
	SITE IMPROVEMENTS		\$37,400.00	SITE IMPROVEMENTS		\$22,300.00
	Parking & Paving/504	1	\$2,400.00	Parking & Paving/504	1	\$2,400.00
	Fence	1	\$10,000.00	Drainage/Site Improvement	1	\$2,400.00
	Drainage	2	\$15,000.00	Landscape	10	\$10,000.00
	Gas System Upgrade	1	\$5,000.00	Sewer Line	1	\$5,000.00
	Landscape	5	\$5,000.00	Fencing	1	\$2,500.00
	DWELLING EQUIPMENT		\$8,080.00	DWELLING EQUIPMENT		\$8,080.00
	Ranges & Refrigerators	16	\$8,080.00	Ranges & Refrigerators	16	\$8,080.00
	DWELLING STRUCTURE		\$194,000.00	DWELLING STRUCTURE		\$185,000.00
	VCT	4	\$10,000.00	Painting	1	\$10,000.00
	Electrical Upgrade	1	\$10,000.00	Electric Upgrade	2	\$10,000.00
	HVAC	20	\$70,000.00	VCT Flooring	4	\$10,000.00
	Painting	2	\$80,000.00	Roofing	2	\$55,000.00
	Bathroom Renovations	2	\$24,000.00	HVAC	14	\$50,000.00
	DWELLING EQUIPMENT		\$24,000.00	Sub Surrounds	1	\$50,000.00
	Fire Panel/Security Equipment	1	\$24,000.00	NON DWELLING EQUIPMENT		\$11,400.00
	NON DWELLING EQUIPMENT		\$11,400.00	Computer Hardware	1	\$2,000.00
	Computer Hardware	1	\$2,000.00	Vehicle Replacement	1	\$9,400.00
	Vehicle Replacement	1	\$9,400.00	MANAGEMENT IMPROVEMENTS		\$60,364.67
	MANAGEMENT IMPROVEMENTS		\$60,364.67	Security	1	\$34,489.67
	Security	1	\$34,489.67	Facility Officer	1	\$25,875.00
	Facility Officer	1	\$25,875.00	Subtotal of Estimated Cost		\$287,144.67
	Subtotal of Estimated Cost		\$335,244.67			

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2013 FFY			Work Statement for Year: 2013 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>73-07 HEWGLEY TERRACE TOTAL</b>		<b>\$279,644.67</b>	<b>73-08 RIVERVIEW PARK TOTAL</b>		<b>\$164,744.67</b>
Annual Statement	SITE IMPROVEMENTS Parking & Paving/504 Landscaping	2 5	\$9,800.00 \$4,800.00 \$5,000.00	SITE IMPROVEMENTS Parking & Paving/504	1	\$2,400.00 \$2,400.00
	DWELLING EQUIPMENT Ranges & Refrigerators	16	\$8,080.00 \$8,080.00	DWELLING STRUCTURE Brick Work Painting VCT Flooring	2 1 1	\$82,500.00 \$5,000.00 \$5,000.00 \$2,500.00
	DWELLING STRUCTURES Tub Surround Roofs Windows	2 3 2	\$190,000.00 \$5,000.00 \$75,000.00 \$90,000.00	Porch/Mock Up Roofing HVAC NON DWELLING EQUIPMENT	1 1 3	\$15,000.00 \$40,000.00 \$15,000.00 \$11,400.00
	Electrical Upgrade NON DWELLING EQUIPMENT Trash compactor Computer Hardware Vehicle Replacement	2 1 1	\$20,000.00 \$11,400.00 \$0.00	Computer Hardware Vehicle Replacement DWELLING EQUIPMENT Ranges & Refrigerators	1 1 16	\$2,000.00 \$9,400.00 \$8,080.00 \$8,080.00
	MANAGEMENT IMPROVEMENTS Security Facility Officer	1 1	\$60,364.67 \$34,489.67 \$25,875.00	MANAGEMENT IMPROVEMENTS Security Facility Officer	1 1	\$60,364.67 \$34,489.67 \$25,875.00
	Subtotal of Estimated Cost		\$279,644.67	Subtotal of Estimated Cost		\$164,744.67

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2013 FFY			Work Statement for Year: 2013 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b>73-10 SANDY PARK TOTAL</b>		<b>\$125,244.67</b>	<b>73-12 PARKVIEW TERRACE TOTAL</b>		<b>\$202,244.67</b>
	SITE IMPROVEMENTS		\$11,800.00			
	Parking & Paving/504	1	\$2,000.00	SITE IMPROVEMENTS		\$9,800.00
	Drainage/Site Improvement/504	1	\$2,400.00	Parking & Paving/504	2	\$4,800.00
	Gas System Upgrade	1	\$5,000.00	Gas System Upgrade	2	\$2,500.00
	Sewer Line	1	\$2,400.00	Landscaping	2	\$2,500.00
	DWELLING STRUCTURES		\$45,000.00	DWELLING EQUIPMENT		\$8,080.00
	Termite Treatment/Structural Repairs	4	\$10,000.00	Ranges & Refrigerators	16	\$8,080.00
	Tub Surround	1	\$5,000.00			
	VCT	6	\$15,000.00	DWELLING STRUCTURES		\$124,000.00
	Painting	2 buildings	\$15,000.00	Roofing	1	\$33,000.00
	DWELLING EQUIPMENT		\$8,080.00	Painting	1	\$33,000.00
	Ranges & Refrigerators	16	\$8,080.00	Fascia & Soffit	2	\$33,000.00
	MANAGEMENT IMPROVEMENTS		\$60,364.67	Flooring	8	\$20,000.00
	Security	1	\$34,489.67	Brick	1	\$5,000.00
	Facility Officer	1	\$25,875.00	MANAGEMENT IMPROVEMENTS		\$60,364.67
	Subtotal of Estimated Cost		\$125,244.67	Security	1	\$34,489.67
				Facility Officer	1	\$25,875.00
				Subtotal of Estimated Cost		\$202,244.67

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2013 FFY			Work Statement for Year: 2013 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	73-13 LAFORTUNE TOWER TOTAL		\$279,344.67	73-17 SOUTH HAVEN TOTAL		\$201,844.67
	SITE IMPROVEMENTS		\$4,500.00	SITE IMPROVEMENTS		\$57,000.00
	Parking & Paving/504	1	\$2,500.00	Parking & Paving/504	1	\$2,000.00
	Gas System Upgrade	1	\$2,000.00	Drainage/Site Improvements/504	1	\$50,000.00
	DWELLING STRUCTURES		\$155,000.00	Landscaping	5	\$5,000.00
	Electrical Upgrade	2	\$20,000.00	DWELLING STRUCTURES		\$60,000.00
	Tub Surrounds	1	\$15,000.00	VCT Flooring	2	\$5,000.00
	VCT Flooring	4	\$10,000.00	HVAC	1	\$5,000.00
	Patio Doors	1	\$10,000.00	Tub Surround	1	\$5,000.00
	Windows	2	\$50,000.00	Painting	1	\$25,000.00
	Roofs	1	\$50,000.00	Porch Posts	2	\$20,000.00
	DWELLING EQUIPMENT		\$33,080.00	NON DWELLING EQUIPMENT		\$11,400.00
	Ranges & Refrigerators	16	\$8,080.00	Computer Hardware	1	\$2,000.00
	HVAC System/Flats		\$15,000.00	Vehicle Replacement	1	\$9,400.00
	Elevator Upgrade	1	\$5,000.00			
	Water Treatment System	1	\$5,000.00	NON DWELLING STRUCTURES		\$5,000.00
	NON DWELLING EQUIPMENT		\$11,400.00	Office Upgrade	1	\$5,000.00
	Computer Hardware	1	\$2,000.00			
	Vehicle Replacement	1	\$9,400.00	DWELLING EQUIPMENT		\$8,080.00
	NON DWELLING STRUCTURES		\$15,000.00	Ranges & Refrigerators	16	\$8,080.00
	Automatic Lobby Doors	1	\$15,000.00			
	MANAGEMENT IMPROVEMENTS		\$60,364.67	MANAGEMENT IMPROVEMENTS		\$60,364.67
	Security	1	\$34,489.67	Security	1	\$34,489.67
	Facility Officer	1	\$25,875.00	Facility Officer	1	\$25,875.00
	Subtotal of Estimated Cost		\$279,344.67	Subtotal of Estimated Cost		\$201,844.67

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2013 FFY		Work Statement for Year: 2013 FFY	
	Development Number/Name General Description of Major Work Categories	Quantity	Development Number/Name General Description of Major Work Categories	Quantity
See Annual Statement	73-18 EAST CENTRAL TOTAL SITE IMPROVEMENTS Parking & Paving/504 Drainage/Site Improvements Landscaping	2 1 1	73-19 SCATTERED SITES TOTAL SITE IMPROVEMENTS Drainage/Site Improvements Driveways/Sidewalks Fence Repair	2 3 2
	DWELLING STRUCTURES Floor Tiles Painting Piering	10 1 2	Sewer Line DWELLING STRUCTURES Doors Siding & Trim Roofing	3 2 2 1
	Tub Surrounds HVAC & Cages	1 3	Interior Renovations Windows	4 1
	DWELLING EQUIPMENT Ranges & Refrigerators	16	Painting Electrical Piering	1 1 2
	MANAGEMENT IMPROVEMENTS Security Facility Officer	1 1	Termite Treatment NON DWELLING STRUCTURES	1 1
	NON DWELLING EQUIPMENT Computer Hardware Vehicle Replacement	1 1	Scattered Sites Warehouse DWELLING EQUIPMENT Ranges & Refrigerators	1 16
	Subtotal of Estimated Cost		Subtotal of Estimated Cost	
		\$167,344.67		\$215,580.00
		\$12,500.00		\$44,500.00
		\$5,000.00		\$4,500.00
		\$2,500.00		\$15,000.00
		\$5,000.00		\$10,000.00
		\$75,000.00		\$15,000.00
		\$25,000.00		\$133,000.00
		\$25,000.00		\$5,000.00
		\$15,000.00		\$15,000.00
		\$5,000.00		\$25,000.00
		\$5,000.00		\$15,000.00
		\$8,080.00		\$18,000.00
		\$8,080.00		\$15,000.00
		\$60,364.67		\$20,000.00
		\$34,489.67		\$5,000.00
		\$25,875.00		\$30,000.00
		\$11,400.00		\$30,000.00
		\$2,000.00		\$8,080.00
		\$9,400.00		\$8,080.00
		\$167,344.67		\$215,580.00



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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2014 FFY			Work Statement for Year: 2014 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-01 SEMINOLE HILLS TOTAL		\$191,828.00			
Annual	SITE IMPROVEMENTS		\$2,400.00			
Statement	Parking & Paving/504	1	\$2,400.00	MANAGEMENT IMPROVEMENTS		\$59,948.00
	Drainage/Site Improvements/504		\$0.00	Security	1	\$34,073.00
				Facility Officer	1	\$25,875.00
	DWELLING STRUCTURE		\$80,000.00			
	Windows	1	\$50,000.00	NON DWELLING EQUIPMENT		\$11,400.00
	Front Doors	12	\$30,000.00	Computer Hardware	1	\$2,000.00
				Vehicle Replacement	1	\$9,400.00
	DWELLING EQUIPMENT		\$38,080.00			
	Electrical Upgrade	3	\$30,000.00			
	Ranges & Refrigerators	16	\$8,080.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$191,828.00

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2014 FFY			Work Statement for Year: 2014 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	73-03 COMANCHE PARK TOTAL		\$295,881.00	Porch Post	3	\$30,000.00
	SITE IMPROVEMENTS	12	\$21,600.00	HVAC	5	\$19,893.00
	Parking & Paving/504	12	\$11,600.00	Flooring	7 units	\$37,000.00
	Gas System Upgrade	12	\$5,000.00			
	Site Lighting	2	\$5,000.00	MANAGEMENT IMPROVEMENTS		\$59,948.00
	Playground		\$0.00	Security	1	\$34,073.00
				Facility Officer	1	\$25,875.00
	DWELLING STRUCTURES		\$179,893.00	NON DWELLING STRUCTURE		\$5,000.00
	Domestic Water Lines	1	\$5,000.00	Security Equipment	1	\$5,000.00
	Electrical Upgrade	1	\$5,000.00			
	Shower Valve		\$0.00	DWELLING EQUIPMENT		\$8,040.00
	Tub Surround	1	\$25,000.00	Ranges & Refrigerators	16	\$8,040.00
	Siding and Trim	1	\$18,000.00	NON DWELLING EQUIPMENT		\$21,400.00
	Soffits	1	\$5,000.00	Computer Hardware	1	\$2,000.00
	Roofing Flats	2	\$35,000.00	Vehicle Replacement	1	\$9,400.00
				Copiers	2	\$5,000.00
				Printers	4	\$5,000.00
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$295,881.00



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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2014 FFY _____			Work Statement for Year: 2014 FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b>73-04 PIONEER PLAZA TOTAL</b>		<b>\$355,428.00</b>	<b>DWELLING STRUCTURES</b>		<b>\$168,500.00</b>
	SITE IMPROVEMENTS		\$12,000.00	Structural Repairs		\$0.00
	Parking & Paving/504	1	\$2,500.00	Roof Replacement	1	\$100,000.00
	Site Drainage	2	\$4,500.00	Windows	1	\$68,500.00
	Tuck Point	1	\$5,000.00			
	DWELLING EQUIPMENT		\$101,580.00	NON DWELLING EQUIPMENT		\$13,400.00
	Electrical Upgrade	2	\$20,000.00	FEI/FA		\$0.00
	Fire System Upgrade	1	\$1,000.00	Computer Hardware	1	\$2,000.00
	Heat Pumps	3	\$13,000.00	Vehicle Replacement	1	\$9,400.00
	Sewer Lines	1	\$5,000.00	Printer	4	\$2,000.00
	Elevator Upgrade	1	\$5,000.00	MANAGEMENT IMPROVEMENTS		\$59,948.00
	A/C Hallway	3	\$4,500.00	Security	1	\$34,073.00
	Generator	1	\$40,000.00	Facility Officer	1	\$25,875.00
	Ranges & Refrigerators	16	\$8,080.00			
	Fire Suppression	1	\$5,000.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$355,428.00

Capital Fund Program - Five Year Action Plan

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

Work Statement for Year 1 FFY 2010	Work Statement for Year: 2014 FFY			Work Statement for Year: 2014 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b>73-05 APACHE MANOR TOTAL</b>		<b>\$349,828.00</b>	<b>73-06 MOHAWK MANOR TOTAL</b>		<b>\$261,728.00</b>
	SITE IMPROVEMENTS		\$37,400.00	SITE IMPROVEMENTS		\$22,300.00
	Parking & Paving/504	1	\$2,400.00	Parking & Paving/504	1	\$2,400.00
	Fence	2	\$10,000.00	Drainage/Site Improvement	1	\$2,400.00
	Sewer Lines	3	\$15,000.00	Landscape	10	\$10,000.00
	Gas System Upgrade	1	\$5,000.00	Sewer Line	1	\$5,000.00
	Landscape	5	\$5,000.00	Fencing	1	\$2,500.00
	DWELLING STRUCTURE		\$194,000.00	DWELLING STRUCTURE		\$160,000.00
	VCT	4	\$10,000.00	Painting	1	\$10,000.00
	Electrical Upgrade	1	\$10,000.00	Electric Upgrade	1	\$10,000.00
	HVAC	20	\$70,000.00	VCT Flooring	4	\$10,000.00
	Painting	1	\$80,000.00	Roofing	2	\$55,000.00
	Bathroom Renovations	2	\$24,000.00	HVAC	14	\$25,000.00
	NON DWELLING EQUIPMENT		\$11,400.00	Tub Surrounds	1	\$50,000.00
	Computer Hardware	1	\$2,000.00			
	Vehicle Replacement	1	\$9,400.00	NON DWELLING EQUIPMENT		\$11,400.00
	DWELLING EQUIPMENT		\$47,080.00	Computer Hardware	1	\$2,000.00
	Fire Panel/Security Equipment	1	\$24,000.00	Vehicle Replacement	1	\$9,400.00
	Ranges & Refrigerators	16	\$8,080.00	DWELLING EQUIPMENT		\$8,080.00
	Replacement AC's	20	\$15,000.00	Ranges & Refrigerators	16	\$8,080.00
	MANAGEMENT IMPROVEMENTS		\$59,948.00	MANAGEMENT IMPROVEMENTS		\$59,948.00
	Security	1	\$34,073.00	Security	1	\$34,073.00
	Facility Officer	1	\$25,875.00	Facility Officer	1	\$25,875.00
	Subtotal of Estimated Cost		\$349,828.00	Subtotal of Estimated Cost		\$261,728.00

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2014 FFY			Work Statement for Year: 2014 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>73-07 HEWGLETTERRACE TOTAL</b>		<b>\$277,828.00</b>	<b>73-08 RIVERVIEW PARK TOTAL</b>		<b>\$139,328.00</b>
Annual	SITE IMPROVEMENTS		\$9,800.00			
Statement	Parking & Paving/504	2	\$4,800.00	SITE IMPROVEMENTS		\$2,400.00
	Landscaping	5	\$5,000.00	Parking & Paving/504	1	\$2,400.00
	DWELLING EQUIPMENT			DWELLING STRUCTURE		\$57,500.00
	Ranges & Refrigerators	16	\$33,080.00	Brick Work	1	\$5,000.00
	Trash compactor	2	\$8,080.00	Painting	1	\$5,000.00
	DWELLING STRUCTURES			VCT Flooring	1	\$2,500.00
	Tub Surround	2	\$175,000.00	Porch/Mock Up	1	\$15,000.00
	Roofs	1	\$5,000.00	Roofing	1	\$15,000.00
	Windows	2	\$75,000.00	Electrical Upgrade	1	\$15,000.00
	Electrical Upgrade	2	\$20,000.00	NON DWELLING EQUIPMENT		\$11,400.00
	MANAGEMENT IMPROVEMENTS			Computer Hardware	1	\$2,000.00
	Security	1	\$59,948.00	Vehicle Replacement	1	\$9,400.00
	Facility Officer	1	\$34,073.00	DWELLING EQUIPMENT		\$8,080.00
	Subtotal of Estimated Cost		\$277,828.00	Ranges & Refrigerators	16	\$8,080.00
				MANAGEMENT IMPROVEMENTS		\$59,948.00
				Security	1	\$34,073.00
				Facility Officer	1	\$25,875.00
				Subtotal of Estimated Cost		\$139,328.00

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2014			Work Statement for Year: 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	73-10 SANDY PARK TOTAL		\$124,828.00	73-12 PARKVIEW TERRACE TOTAL		\$214,228.00
	SITE IMPROVEMENTS		\$11,800.00			
	Parking & Paving/504	1	\$2,000.00	SITE IMPROVEMENTS		\$9,800.00
	Drainage/Site Improvement/504	1	\$2,400.00	Parking & Paving/504	2	\$4,800.00
	Gas System Upgrade	1	\$5,000.00	Gas System Upgrade	1	\$2,500.00
	Sewer Line	1	\$2,400.00	Landscaping	2	\$2,500.00
				NON DWELLING EQUIPMENT		\$12,400.00
	DWELLING STRUCTURES		\$30,000.00	Computer Hardware	1	\$3,000.00
	Termite Treatment/Structural Repairs	2	\$10,000.00	Vehicle Replacement	1	\$9,400.00
	Tub Surround	1	\$5,000.00	DWELLING STRUCTURES		\$124,000.00
	VCT	6	\$15,000.00	Roofing	1	\$33,000.00
				Painting	1	\$33,000.00
	DWELLING EQUIPMENT		\$23,080.00	Fascia & Soffit	2	\$33,000.00
	Electrical Upgrade	3	\$15,000.00	Flooring	8	\$20,000.00
	Ranges & Refrigerators	16	\$8,080.00	Brick	1	\$5,000.00
				DWELLING EQUIPMENT		\$8,080.00
	MANAGEMENT IMPROVEMENTS		\$59,948.00	Ranges & refrigerators	16	\$8,080.00
	Security	1	\$34,073.00	MANAGEMENT IMPROVEMENTS		\$59,948.00
	Facility Officer	1	\$25,875.00	Security	1	\$34,073.00
				Facility Officer	1	\$25,875.00
	Subtotal of Estimated Cost		\$124,828.00	Subtotal of Estimated Cost		\$214,228.00

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2014 FFY			Work Statement for Year: 2014 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-13 LAFORTUNE TOWER TOTAL		\$334,928.00	73-17 SOUTH HAVEN TOTAL		\$203,428.00
Annual Statement	SITE IMPROVEMENTS Parking & Paving/504 Gas System Upgrade	1 1	\$4,500.00 \$2,500.00 \$2,000.00	SITE IMPROVEMENTS Parking & Paving/504 Drainage/Site Improvements/504	1 2000 sq ft	\$57,000.00 \$2,000.00 \$50,000.00
	DWELLING STRUCTURES Electrical Upgrade Tub Surrounds VCT Flooring Patio Doors Windows Roofs	2 1 4 1 2 2	\$205,000.00 \$20,000.00 \$15,000.00 \$10,000.00 \$10,000.00 \$100,000.00 \$50,000.00	Landscaping DWELLING STRUCTURES VCT Flooring Electrical Upgrades Tub Surround Painting Porch Posts	5 2 1 1 1 4	\$5,000.00 \$60,000.00 \$5,000.00 \$5,000.00 \$5,000.00 \$25,000.00 \$20,000.00
	DWELLING EQUIPMENT Ranges & Refrigerators HVAC System/Flats	16 4	\$23,080.00 \$8,080.00 \$15,000.00	NON DWELLING EQUIPMENT Computer Hardware Vehicle Replacement	2 1	\$13,400.00 \$4,000.00 \$9,400.00
	NON DWELLING EQUIPMENT Elevator Upgrade Water Treatment System Computer Hardware Vehicle Replacement	1 1 1	\$5,000.00 \$5,000.00 \$3,000.00	NON DWELLING STRUCTURES Office Upgrade	1	\$5,000.00 \$5,000.00
	NON DWELLING STRUCTURES Automatic Lobby Doors MANAGEMENT IMPROVEMENTS Security Facility Officer	1 1 1 1	\$9,400.00 \$20,000.00 \$59,948.00 \$34,073.00 \$25,875.00	DWELLING EQUIPMENT Ranges & refrigerators MANAGEMENT IMPROVEMENTS Security Facility Officer	16 1 1 1	\$8,080.00 \$8,080.00 \$59,948.00 \$34,073.00 \$25,875.00
	Subtotal of Estimated Cost		\$334,928.00	Subtotal of Estimated Cost		\$203,428.00

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2014 FFY			Work Statement for Year: 2014 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>73-18 EAST CENTRAL TOTAL</b>		<b>\$167,928.00</b>	<b>73-19 SCATTERED SITES TOTAL</b>		<b>\$235,580.00</b>
Annual	SITE IMPROVEMENTS		\$12,500.00	SITE IMPROVEMENTS		\$44,500.00
Statement	Parking & Paving/504	2	\$5,000.00	Drainage/Site Improvements	2	\$4,500.00
	Drainage/Site Improvements	1	\$2,500.00	Driveways/Sidewalks	3	\$15,000.00
	Fencing	1	\$5,000.00	Fence Repair	1	\$10,000.00
				Sewer Line	3	\$15,000.00
	DWELLING STRUCTURES		\$75,000.00	DWELLING STRUCTURES		\$153,000.00
	Floor Tiles	32	\$25,000.00	Doors	2	\$5,000.00
	Painting	3	\$25,000.00	Siding & Trim	1	\$15,000.00
	Piering	3	\$15,000.00	Roofing	2	\$15,000.00
	Tub Surrounds	4	\$10,000.00	Interior Renovations	20	\$45,000.00
	DWELLING EQUIPMENT		\$8,080.00	Windows	11	\$15,000.00
	Ranges & refrigerators	16	\$8,080.00	Painting	1	\$18,000.00
	MANAGEMENT IMPROVEMENTS		\$59,948.00	Electrical	3	\$15,000.00
	Security	1	\$34,073.00	Piering	4	\$20,000.00
	Facility Officer	1	\$25,875.00	Termite Treatment	5	\$5,000.00
	NON DWELLING EQUIPMENT		\$12,400.00	NON DWELLING STRUCTURES		\$30,000.00
	Computer Hardware	1	\$3,000.00	Scattered Sites Warehouse	1	\$30,000.00
	Vehicle Replacement	1	\$9,400.00	DWELLING EQUIPMENT		\$8,080.00
				Ranges & Refrigerators	16	\$8,080.00
	Subtotal of Estimated Cost		\$167,928.00	Subtotal of Estimated Cost		\$235,580.00



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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2011 FFY		Work Statement for Year: 2011 FFY	
	Development Number/Name Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	OPERATING EXPENSES	\$96,565.65	CENTRAL OFFICE	\$78,400.00
			SITE IMPROVEMENTS	
	MANAGEMENT IMPROVEMENTS	\$343,658.28		
	Salaries	\$126,658.28	DWELLING EQUIPMENT	\$0.00
	Security	\$0.00	Ranges & Refrigerators	\$0.00
	Staff Training	\$15,000.00	Replacement Window A/C Units	\$0.00
	Computer Software	\$12,000.00		
	Facility Officers	\$0.00	NON DWELLING STRUCTURES	\$78,400.00
	Management Improvement Trainer	\$0.00	Duct Cleaning	\$2,000.00
	MIS Software Development	\$190,000.00	Roof Replacement	\$30,000.00
	ADMINISTRATION	\$408,700.00	Security Equipment	\$15,000.00
	Non-Technical Salaries	\$42,250.00	Window Sealing/Replacement	\$16,400.00
	Technical Salaries	\$250,200.00	Carpet Replacement	\$5,000.00
	Benefits	\$99,250.00	HVAC	\$5,000.00
	Sundry Administration Costs	\$17,000.00	Electrical Upgrade	\$5,000.00
	FEES AND COSTS	\$100,000.00		
	A/E Fees	\$75,000.00		
	Consultant Fees	\$25,000.00		
	Subtotal of Estimated Cost		Subtotal of Estimated Cost	\$78,400.00



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	Development Number/Name Description of Major Work Categories	Estimated Cost				
See Annual Statement	OPERATING EXPENSES	\$96,565.65	CENTRAL OFFICE	CENTRAL OFFICE	\$50,000.00	\$50,000.00
	MANAGEMENT IMPROVEMENTS	\$153,658.28	SITE IMPROVEMENTS			
	Salaries	\$126,658.28	DWELLING EQUIPMENT		\$0.00	\$0.00
	Security	\$0.00	Ranges & Refrigerators		\$0.00	\$0.00
	Staff Training	\$15,000.00	Replacement Window A/C Units		\$0.00	\$0.00
	Computer Software	\$12,000.00	NON DWELLING STRUCTURES		\$50,000.00	\$50,000.00
	Facility Officers	\$0.00	Central West Roof		\$20,000.00	\$20,000.00
	Management Improvement Trainer	\$0.00	Interior Reno		\$10,000.00	\$10,000.00
			Awnings		\$20,000.00	\$20,000.00
	ADMINISTRATION	\$408,700.00	NON DWELLING EQUIPMENT		\$0.00	\$0.00
	Non-Technical Salaries	\$42,250.00	Computer Hardware		\$0.00	\$0.00
	Technical Salaries	\$250,200.00	Security Equipment		\$0.00	\$0.00
	Benefits	\$99,250.00	Vehicle Replacement		\$0.00	\$0.00
	Sundry Administration Costs	\$17,000.00	Copiers		\$0.00	\$0.00
	FEES AND COSTS	\$100,000.00	Printers		\$0.00	\$0.00
	A/E Fees	\$75,000.00	TV/VCR		\$0.00	\$0.00
	Consultant Fees	\$25,000.00	Office Furniture		\$0.00	\$0.00
	Subtotal of Estimated Cost		Subtotal of Estimated Cost		\$50,000.00	\$50,000.00

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Work Statement for Year 1 FFY 2010	Work Statement for Year: 2013 FFY		Work Statement for Year: 2013 FFY	
	Development Number/Name Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	OPERATING EXPENSES	\$96,565.65	CENTRAL OFFICE	\$20,000.00
Annual			SITE IMPROVEMENTS	
Statement	MANAGEMENT IMPROVEMENTS	\$153,658.28		
	Salaries	\$126,658.28	DWELLING EQUIPMENT	\$0.00
	Security	\$0.00	Ranges & Refrigerators	\$0.00
	Staff Training	\$15,000.00	Replacement Window A/C Units	\$0.00
	Computer Software	\$12,000.00		
	Facility Officers	\$0.00	NON DWELLING STRUCTURES	\$20,000.00
	Management Improvement Trainer	\$0.00	Central West Renovation	\$20,000.00
			Electrical Upgrade	\$0.00
	ADMINISTRATION	\$408,700.00	NON DWELLING EQUIPMENT	\$0.00
	Non-Technical Salaries	\$42,250.00	Computer Hardware	\$0.00
	Technical Salaries	\$250,200.00	Security Equipment	\$0.00
	Benefits	\$99,250.00	Vehicle Replacement	\$0.00
	Sundry Administration Costs	\$17,000.00	Copiers	\$0.00
	FEES AND COSTS	\$100,000.00	Printers	\$0.00
	A/E Fees	\$75,000.00	TVACR	\$0.00
	Consultant Fees	\$25,000.00	Office Furniture	\$0.00
	Subtotal of Estimated Cost		Subtotal of Estimated Cost	\$20,000.00

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	Development Number/Name Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	OPERATING EXPENSES	\$96,565.65	CENTRAL OFFICE SITE IMPROVEMENTS	\$20,000.00
	MANAGEMENT IMPROVEMENTS	\$153,658.28		
	Salaries	\$126,658.28	DWELLING EQUIPMENT	\$0.00
	Security	\$0.00	Ranges & Refrigerators	\$0.00
	Staff Training	\$15,000.00	Replacement Window A/C Units	\$0.00
	Computer Software	\$12,000.00		
	Facility Officers	\$0.00	NON DWELLING STRUCTURES	\$20,000.00
	Management Improvement Trainer	\$0.00	Central West Roof	\$20,000.00
			Electrical Upgrade	\$0.00
	ADMINISTRATION	\$408,700.00		
	Non-Technical Salaries	\$42,250.00	NON DWELLING EQUIPMENT	\$0.00
	Technical Salaries	\$250,200.00	Computer Hardware	\$0.00
	Benefits	\$99,250.00	Security Equipment	\$0.00
	Sundry Administration Costs	\$17,000.00	Vehicle Replacement	\$0.00
	FEES AND COSTS	\$100,000.00	Copiers	\$0.00
	A/E Fees	\$75,000.00	Printers	\$0.00
	Consultant Fees	\$25,000.00	TV/VCR	\$0.00
	Subtotal of Estimated Cost		Office Furniture	\$0.00
			Subtotal of Estimated Cost	\$20,000.00