

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: _____ 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>07/2011</u>																										
2.0	Inventory (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>4801</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input checked="" type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) See attachment																										
	<table border="1" style="width: 100%;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1: Lawton Housing Authority</td> <td>OK005</td> <td>Section 8 HCV</td> <td>Public Housing</td> <td></td> <td>25</td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1: Lawton Housing Authority	OK005	Section 8 HCV	Public Housing		25	PHA 2:						PHA 3:					
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PHA 1: Lawton Housing Authority	OK005	Section 8 HCV	Public Housing		25																						
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PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years.																										
5.2	Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.																										
6.0	PHA Plan Update (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.																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.																										

<p>9.1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>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>High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (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) None to report</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) None to report</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 27th 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.

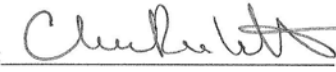
- A. This change hereby modifies and supersedes the agreement entered into between the parties as it relates to the term of the agreement, only. The remaining terms of the original agreement are unaffected by this Amendment, specifically as to price and total agreement amount;
- B. The aforementioned 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:

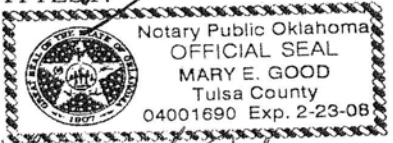
To THA: Roy E. Hancock, Executive Director
HOUSING AUTHORITY OF THE CITY OF TULSA
415 East Independence
Tulsa, OK 74106

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

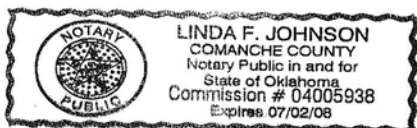
Mary E. Good

ATTEST:



Linda F. Johnson

ATTEST:



²⁰¹¹ Housing Authority of the City of Tulsa
By: *Roy E. Hancock*

Title: *Executive Director*

Housing Authority of the City of Lawton
By: *Rita C. Love*

Title: *Executive Director*

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) Several covered developments have incomes outside 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. No covered development is above the extremely low income level.

Deconcentration Policy for Covered Developments			
Development Name:	# of Units	Explanation (if any) [see step 4 at 24 CFR 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at 24 CFR 903.2(c)(1)(v)]
Seminole Hills	141	101.30%	Within the range
Comanche Park	275	82.25%	Addressed per policy below
Apache Manor	160	91.57%	Within the range
Mohawk Park	106	61.74%	Addressed per policy below
Riverview Park	190	93.37%	Within the range
Sandy Park	160	108.19%	Within the range
Parkview Terrace	225	68.31%	Addressed per policy below
South Haven Manor	100	124.77%	Within the range for extremely low
East Central Village	150	128.25%	Within the range for extremely low
Scattered Sites	212	145.44%	Within the range for extremely low

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
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See attached file **ok073a01**

PHA Plan Elements	3. Rent Determination
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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**Community Resource Centers**

At each of the nine public housing communities, THA provides deprogrammed units known as Resource Centers, including utilities and security for a wide array of literacy, education and employment-based programs. Additional Resource Centers are located in the community building at one project-based Section 8 housing community

Each Resource Center has a computer lab on-site furnished with updated computer systems and high-speed internet access that can be used for job search and other related activities. Each computer is equipped with educational software ranging from typing skills, youth phonics, math and science, just to name a few.

These Resource Centers are staffed by Service Coordinators who provide self-sufficiency programs and services to the residents. The Service Coordinators provide intake, assessment, planning, coordination and delivery of services that support economic development and self-sufficiency activities. They work to identify barriers such as transportation, childcare, education and offer programs that will enhance the quality of life and prepare residents to enter the work force thereby breaking the cycle of poverty.

Some of the programs and services offered in the Resource Centers include nutrition and health education, parenting classes, basic needs assistance, job support services, and job training, family counseling, resident leadership training, life skills education, GED tutoring and computer literacy. The Service Coordinators also network with local agencies, which in turn allow them to promote programs that can benefit the residents as they work toward self-sufficiency.

At each of THA's three public housing high rise communities, as well as two project-based Section 8 housing communities, a Service Coordinator is located on site to help with the needs of the elderly and disabled population.

Job Support Program

The Service Coordinators conduct a six-week soft skills employment readiness program called S.A.G.E. (Skills for Attaining Gainful Employment) that was developed in November 2007. This program includes resume preparation, writing skills, job search, interviewing skills and workplace etiquette to assist the residents in building self-esteem and preparing them for their future of self-

sufficiency. The Service Coordinators conduct periodic Career Fairs at the various sites and conduct additional job skills training as needed. Assistance with budgeting and financial planning to achieve educational and career goals is offered. The S.A.G.E. program is re-evaluated and sections expanded to include additional and updated information relevant to gainful employment on a regular basis.

Case Management services are available to residents wanting more extensive one-on-one assistance related to employment and self-sufficiency. These services are currently offered through HUD's 2008 ROSS Service Coordinator grant.

Community Service

The Service Coordinators work closely with the Property Managers and the residents regarding required Community Service hours (CSWR) as mandated by HUD. The Service Coordinators receive monthly referrals regarding CSWR. A meeting is held with each resident to discuss CSWR and expectations of this requirement. Together, a work-plan is developed in which the residents state what they plan to do to meet the required hours. This work-plan includes such options as on-site programs offered in the resource center, involvement in the Resident Association and its activities, job training, education, and local volunteer opportunities. The resident is also provided with a time log to track the hours they complete. The documented activity must be signed and dated by the Service Coordinator or a representative who facilitated the activity for it to be valid.

AmeriCorps SHARE (Safety, Hope, Activities, Respect, and Education)

Since 1995, the AmeriCorps programs have been providing services and activities to the youth living at THA family sites. THA applied for the 2010 AmeriCorps LEADS (Literacy, Education, Activities, Diversity, and Service) program in September 2010, but was denied this program year. Currently, THA is applying for the 2011 AmeriCorps program which if awarded will begin in September 2011. The focus on the 2011 application will be youth fitness, health and nutrition education.

Public Housing Family Self-Sufficiency Program

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

This program is promoted by the Service Coordinators to residents living within THA public housing communities. Referrals for the program are provided to the FSS Coordinator who then meets with each interested potential participant. Because transportation is sometimes an issue, the FSS Coordinator may go to the client in their community to hold the meetings. Once selected for the program, each participant establishes his or her own individual set of goals, employment or homeownership. Some participants receive vocational or technical training. Many enter the work force for the first time, while others continue to work in their desired fields. The FSS Coordinator meets monthly with the program participants to assess progress and assist with any barriers they may be facing.

An incentive of the Family Self-Sufficiency Program is the escrow account. As the family's earned income increases, contributions are made to the escrow account on the family's behalf. Once the family is determined "Self-Sufficient" by meeting their goals and moving out of public housing, the money in the escrow account is paid to the participant. No conditions are imposed on the use of the

money but families are encouraged to pursue homeownership and are provided with information regarding local Homebuyer Education Programs for seminars relating to home buying and financial assistance with closing costs.

Agency Collaborations:

TulsaWORKS

Goodwill Industries of Tulsa offers the TulsaWORKS Program, a career preparation and employment program linked with family support assistance. A variety of training programs are available to assist participants ranging from life skills, office skills training (including computer certifications), customer service training, call center training, forklift training, CLEET certification, employment essentials training and mock interviews. THA Service Coordinators recruit and refer residents to this program and attend bi-monthly coordination meetings with TulsaWORKS staff to ensure the best services are being provided to THA residents. THA Human Resources department assists TulsaWORKS participants by providing them with mock interviews. Currently discussion is being held regarding expanding Life Skills and mock interviews to be held on site in the Resource Centers to the residents living in THA communities.

Recreation

Constructive activities for youth are provided through comprehensive recreation program at the nine Public Housing family communities. Services are maintained by, Youth at Heart, a private non-profit organization on a contractual basis. Programming includes sports leagues and trainings, creative and performing arts, crime prevention activities, leadership development, social activities and health and fitness. Youth at Heart also partners with many other outside agencies to bring in services to the youth at the recreation centers such as, Girl Scouts, Boy Scouts and 4-H Clubs, Modern Woodman of America, Tulsa Police Department and Tulsa Fire Department.

Bookmobile Services

The Tulsa City-County Library system provides bookmobile at THA family communities. This service provides on-site access to most library programs for any resident who wishes to use them. The Service Coordinators and Youth at Heart staff at each site continue to work to promote usage of the Bookmobile Program.

On-site Medical Clinics

An on-site medical clinic is located at East Central Village, a public housing community, and is operated by OU Community Health. The clinic provides medical services to the residents living at East Central Village as well as the Tulsa community. The Service Coordinators and Case Managers play a key role in educating the residents about these services. We are currently looking into expanding and offering a mobile medical service at some of the remaining public housing communities as well as the elderly and disabled high-rise communities.

OSU Extension Office-Nutrition Program

The OSU community nutrition education program (CNEP) provides monthly nutrition education to the residents living within THA's communities. Topics include budgeting food dollars, making healthy food choices, basic food preparation, food safety/storage as well as a housekeeping component are offered.

YWCA

YWCA receives funding from an outside source to provide programming at 4 of THA's Public Housing family communities. This programming includes life skills education as well as how to maintain healthy relationships. YWCA also provides one-on-one assistance as needed to class participants to ensure they succeed in making healthy choices.

CREOKS

THA continues to partner with CREOKS to provide mental health and relates services to the families living within our communities. Because transportation is an issue for many of our residents, CREOKS staff is able to provide these services on site and many times even in the resident's home.

DVIS (Domestic Violence Intervention Services)

THA continues to partner with the local DVIS office for the safety of all residents. Community Relations staff continue to receive periodic training related to domestic violence and resources available for residents. The Service Coordinators work closely with any resident who comes in to report a violent situation or whom they receive a referral for a domestic violence situation. They educate the residents on the programs available that can help them, as well as how the Violence against Women's Act affects them and their housing. They assist the residents with contacting the appropriate agencies, transportation to the DVIS office or to the courthouse regarding a restraining order and provide the emotional support system needed. All efforts are made to provide the much needed resources for the individual to make the safe and healthy choice for them.

Citizen's Crime Commission

THA has had an ongoing partnership with the local Citizen's Crime Commission office. They provide an occasional in-service to residents explaining how to keep themselves safe and informational material regarding neighborhood watch programs. The Citizen's Crime Commission works closely with each active Resident Association to assist them in getting neighborhood watch programs established within their communities and provide the support needed to keep them going. Citizen's Crime Commission provides additional trainings and materials to the Resident Associations as needed to ensure community safety.

Quality Early Childhood Education

THA is currently in partnership with United Community Action Project of Osage County to provide the Child Development Center at the HOPE VI development, Country Club Gardens. The Center provides quality Early Headstart and Headstart programs for children ages 0 to 5 years. The Country Club Gardens Child Development Center has received a 2-Star rating from the Department of Human Services and is licensed to hold 69 children. Additionally, the Center helps low-income parents raise healthy children who are able to relate to people and the world around them and to grow and feel their own independence.

In addition to the program offered at Country Club Garden, THA partnered with Native American Coalition of Tulsa Head Start (NATC), to offer Headstart services to the families at Parkview Terrace. The NATC program at Parkview Terrace has received a 2-Star rating from the Department of Human Services and is licensed to hold 15 children. NATC staff also work with the families to provide

educational information regarding health, nutrition and other services.

Needs Assessment

The Service Coordinators complete a survey on every new household as they move in to assess their areas of need. THA has the ability to access and query specific information from our Needs Assessment Overview for both the Family Assessment and the Elderly/Disabled Assessment Forms. Analysis of the Needs Assessment information plays an integral part in accurately evaluating the needs and requests of residents, which in turn, improves our ability to offer appropriate programs and services.

It is our goal to keep all of the information up-to-date and accurate. Therefore, as residents move out of THA housing, their Assessments are automatically moved out of the Needs Assessment System ensuring that our information is based on current residents. Staff also conducts annual assessments on everyone as they renew their lease so that our information remains current and accurate. Aside from this, the questions within the assessment tool are periodically updated to better reflect the focus of the grants that Community Relations has received or are pursuing.

Resident Participation

It is THA's desire to assist in providing opportunities for success and strengthening community participation as a whole. Residents of THA communities are actively involved in the planning and development of programs for their communities. Each community has a Resident Association that meets monthly to discuss areas of concern and plan events and activities for their community utilizing a percentage of on-site vending machine funds. Each Association also has a set of by-laws that have been voted on and approved by the members which outline how their association will operate. Trainings involving job duties, parliamentary procedures, communication and financial bookkeeping are provided to all Resident Association officers.

The Resident Associations have a Memorandum of Understanding (MOU) that is signed by the Association officers as well as the CEO/President of THA. This MOU provides a guideline of the expectations of both parties and explains the required paperwork that must be submitted to THA. As stated in the MOU, monthly stipends are provided to the officers for their efforts and time spent on Resident Association activities when the following expectations are being met: must have five officers; hold regular meetings and document elections; must attend quarterly trainings; must keep proper documentation of meetings, bank statements, treasurer reports, copies of receipts and submit the above mentioned paperwork to THA by the fifteenth of each month and must develop a neighborhood watch program at their community.

Service Coordinators work closely with the Resident Association and its officers to assist with promoting the association among the residents. The Service Coordinator also assists with monitoring the Association activities to ensure they are complying with the signed MOUs. Staff continues to strive to keep each Association in an 'active' status and will provide support as need to keep the neighborhood watch programs going.

The Construction Services Department also meets with Resident Associations to present plans for Capital Improvements that are funded through the Capital Fund Grant. THA makes every effort to gain

input from our residents for possible future improvements and needs.

Grant Administration

Quarterly grant oversight meetings are held to discuss each active grant in operation, the services provided for by the grant and the financial expenditures of each grant. Budget revisions and extensions are discussed at these meetings. The Grant Administrator works closely with the Community Relations Department, as well as other departments who may have active grants in operation, to ensure clarity in and to streamline the grant reporting process. The Grant Oversight and Monitoring Handbook was revised in 2010.

As part of grant monitoring, the Grant Administrator will closely watch monthly reports to affirm grant goals are on target. Site visits will be made to evaluate the programs being offered as well as client feedback to ensure grant success. Any issues or concerns will be addressed as they occur and discussed in grant oversight as warranted.

In addition to grant oversight and monitoring, the Grant Administrator will be focused on researching potential funding sources to assist in meeting needs as identified with various departments of THA and is responsible for preparing and submitting grant applications as opportunities arise. The Grant Administrator will also play a key role in assisting with researching fundraiser opportunities to supplement funding for resident programs.

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

Attached is the Housing Authority of the City of Tulsa *Entity Wide Financial Statements Including Supplementary Information and Independent Auditors' Reports for the Years Ended June 30, 2009 and 2008*. Reports for years ended June 30, 2010 and 2009 were not available for inclusion in this year's Agency Plan Update, but will be included with next year's updates.

See attached file ok073b01

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.

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), **the Violence Against Women Act Conforming Amendments (Final Rule effective November 26, 2010)**, 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.

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 written 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 the **Senior Vice President** of 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
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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 the **Senior Vice President** of 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	www.tulsahousing.org			
	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 th Place	Tulsa	OK	74127

OK0730000-12	Parkview Terrace	1615 W 59 th Street	Tulsa	OK	74107
OK0730000-13	Lafortune Tower	1725 SW Boulevard	Tulsa	OK	74107
OK0730000-17	South Haven Manor	4012 W 56 th 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	Osage Center				
OK0730000-27	Osage Duplexes				
OK0730000-28	Newton Country Club				
OK0730000-29	Osage North				
OK0730000-30	Newton Plaza				
	Section 8 Sites				
	Murdock Villa	828 S Wheeling	Tulsa	OK	74104
	Inhofe Plaza	6565 S Newport	Tulsa	OK	74136
	The Meadows	2820 S 116 th 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

On March 30, 2009, the THA Board of Commissioners approved Resolution Number 3011 approving staff to seek HUD approval to rebuild the four units destroyed in the May 31, 2008 explosion at Comanche Park Apartments. THA also disposed of one Scattered Site dwelling unit under the approved Section 32 Homeownership Plan. THA plans to rebuild these five units as elderly/disabled cottages at LaFortune Tower utilizing RHF Capital Fund Program funds. THA Staff met with the Oklahoma City Field Office Staff and provided the necessary documentation for the Pre Proposal Submission as required by Handbook 7147. REV-1 CHG-12 issued December 21, 1992. THA is expecting the required HUD Determination Letter before the start of calendar year 2011. Upon receipt of the HUD Determination Letter, THA will proceed with submitting a Development Proposal as in accordance with the above mentioned Handbook.

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.

Update: THA received acknowledgment of the application in a letter dated July 27, 2010 from the Special Applications Center. The letter acknowledged that HUD approval of the application is not required, but an environmental review must be performed. With the submission and approval of this Agency Plan Update, THA will include funding of the Capital Fund Program to complete the required environmental review and demolish the remaining slabs and footing of the four units.

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

In 2007, the Authority received approval from HUD to operate a Section 32 Homeownership program. This plan allows the Authority to sell Public Housing units to qualified low income families for use as their principal residence. The Authority operates the Section 32 Homeownership program in accordance with 24 CFR Part 906 and has designated 163 singled family homes of the Scattered Site properties as Low-Income Public Housing Units that are eligible for purchase by qualified individuals. To date, the Authority has sold one single family home to a qualified family.

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

See attached files:	ok073c01	2005
	ok073d01	2006
	ok073e01	2007
	ok073f01	2007
	ok073g01	2008
	ok073h01	2008
	ok073i01	2009
	ok073j01	2009
	ok073k01	2009s
	ok073l01	Pioneer
	ok073m01	Hewgley
	ok073n01	2010
	ok073o01	2010
	ok073p01	2011

Section 8.2 Attachments

8.2 Capital Fund Program Five-Year Plan

See attached file: **ok073q01**

Sections 9.0 and 9.1

Not required to be submitted to HUD in the Streamlined Annual Plan.

Section 10.0 Attachment

Section 10.0(a) Progress in Meeting Mission and Goals

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 partnerships with other agencies 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.
- 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.

Update: On July 9, 2010, the Housing Authority of the City of Tulsa executed an Energy Service Agreement (ESA) with Ameresco, Inc. On October 18, 2010, the Housing Authority of the City of Tulsa issued a Notice of Termination for Convenience to Ameresco, Inc. for the Energy Services Agreement, due to the inability of THA obtaining favorable financing for the agreement. Upon termination of the ESA, THA staff has begun developing revisions of the ARRA funded CFRC grants that were received and included in the scope of the ESA. THA has notified the Oklahoma City HUD Field Office of the ESA termination and requested assistance with requesting the grant revisions. THA plans to submit the revisions to HUD as soon as feasible.

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.

Update: The rehabilitation of Riverview with major exterior modernization has been completed. Focus will now shift to rehabilitate Sandy Park with major exterior modernization.

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.

Update: Current Security services have been enhanced by assigning individual Investigators to specific properties. The Investigators have begun meeting monthly with the Property staff and the residents. The Community Development Block Grant and the Emergency Safety and Security Grant have been obtained to supplement security expenditures.

Housing Operations Goal

Develop and implement revised Public Housing Occupancy Policy specific for each AMP.

- Develop a Public Housing Occupancy Policy for each AMP in accordance with current regulatory requirements and in compliance with Tulsa Housing Authority (THA) policies and industry practices.
 - Propose a schedule and timetable for seeking approval and implementation of the Public Housing Occupancy Policy for each AMP.
 - Develop and implement a site specific training program to ensure management compliance with regulatory requirements and policies contained within the revised Public Housing Occupancy Policy.
-

Update: Chapters 1-6 of the Public Housing Occupancy Policy has been completed and progress continues on the remaining chapters. Regulatory training for EIV, Rent Calculation and Annual and Interim recertification's has already been conducted.

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.

Update: THA sponsored month Leasing Fairs beginning March 2010 and continuing through October at the THA offices. This event is a "one stop shop" for Vouchers holders to attend and meet with several landlords at one time. This helps with fuel costs and removes other barriers the family may have in locating a unit successfully. Landlords are invited to set up booths to display their property, answer any questions, and take rental applications for their property. Vouchers holders are invited to attend and can visit as many booths as they want. THA also has an inspector booth for both landlord and tenant related questions. In addition, a resource table is available to assist families and refer them to agencies that may be able to assist with deposits and other costs associated with moving.

THA began referring Voucher holders to TulsaHousingSearch.org a housing locator service launched in Tulsa County April 2010. It is supported by the City of Tulsa through a CDBG grant and part of the Bring IT to Tulsa. THA is part of the advisory committee. Landlords can use the service to manage their property listings free of charge. Listings can include pictures, maps and amenities. Landlords can register and manage their listings online or by phone or fax. This site is very popular with our landlords in leasing their vacant units.

In addition, THA employs a full time Landlord Relations Specialist who directs and coordinates service activities of the Voucher program to assist prospective and current landlords. This staff person is a participant in the following boards and committees.

Member of the Fair Housing Partnership Panel each year in September to educate Landlords and local Realtors about Fair Housing

Attends the Tulsa Real Estate Investors Association (REIA) meeting annually to promote the Section 8 Program and educate landlords on the program

Attends Fair Housing Meetings monthly

Participates on Advisory board for TulsaHousingSearch.org, Free Property Listing Service through SocialServe.com

Attend Tulsa Apartment Association luncheons as needed

Additional information not specifically listed in the template relates to the resident board member as well as RAB membership. The latter will be discussed with 11(f) below, however, the information relating to the resident board member will be mentioned here. As set forth in the Oklahoma Housing Act, Ms. Sheila Jackson-Johnson was appointed to the Board by the current Mayor of the City of Tulsa, Mr. Dewey Bartlett. Ms. Jackson-Johnson’s term commenced on April 19, 2010 and will expire on January 20, 2011.

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 th Place	Tulsa	Tulsa	OK	74127
OK0730000-12	Parkview Terrace	1615 W 59 th Street	Tulsa	Tulsa	OK	74107
OK0730000-13	Lafortune Tower	1725 SW Boulevard	Tulsa	Tulsa	OK	74107
OK0730000-17	South Haven Manor	4012 W 56 th 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	Osage Center					
OK0730000-27	Osage Duplexes					
OK0730000-28	Newton Country Club					
OK0730000-29	Osage North					
OK0730000-30	Newton Plaza					
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 th 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. **Only one comment received during the meeting and no additional ones were submitted.**

Attachment for Section 11.0(f)

Section 8 HCV members of the RAB include Teyana Hawkins, Aarthur Gaines, and Tracy Carter. Public Housing members are Glenda Hicks, Andrea Peters, Miguel Macias, Ken Johnson, and Steven Smith. All but Tracy Carter were present at the meeting.

At the RAB meeting, Miguel Macias requested speed bumps to be installed at Sandy Park. Scott Tobey, Vice President of Construction Services, provided the following response: The Housing Authority of the City of Tulsa will be perusing a project for exterior modernization at Sandy Park. The project is currently in the architectural design phase. As part of this project we intend to resurface the parking areas and main street that runs through Sandy Park. As part of this project THA will look at traffic control measures and make determinations that will be in the best interest of the residents at Sandy Park.

Approved Minutes of the RAB Meeting are included as Attachment R.

See attached file: ok073r01

- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged. **No element was challenged.**
 - (h) Form HUD-50075.1 *Capital Fund Program Annual Statement/Performance and Evaluation Report*. Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan*.
-

Financial Resources:		
Sources	Planned Sources and Uses	Planned Uses
	Planned \$	
1. Federal Grants		
a) Public Housing Operating Fund Formula	\$ 9,457,540	Public Housing Operations
b) Public Housing Capital Fund Program	\$ 4,047,581	Public Housing Capital Improvements
c) Public Housing Capital Fund Program - PIH Safety and Security Grant	\$ 250,000	Public Housing Capital Improvements
d) Public Housing Capital Fund Competitive Grant	\$ 5,223,600	Public Housing Capital Improvements
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 28,445,708	Section 8 Housing Choice Vouchers Housing Assistance
f) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 747,166	Section 8 Moderate Rehab Housing Assistance
g) Annual Contributions for Section 8 Project-Based Assistance	\$ 3,114,418	Section 8 Project Based Operations
h) Resident Opportunity and Self-Sufficiency Grants	\$ 198,161	Public Housing Supportive Services and Self Sufficiency
i) Service Coordinator Multi-Family	\$ 216,324	Section 8 Project Based Supportive Services
2. Prior Year Federal Grants (unobligated funds only)		
a) 2007 Public Housing Capital Fund Program	\$ 72,710	Public Housing Capital Improvements
b) 2008 Public Housing Capital Fund Program	\$ 122,699	Public Housing Capital Improvements
c) 2009 Public Housing Capital Fund Program	\$ 2,503,921	Public Housing Capital Improvements
d) 2005 Public Housing Capital Fund Program Replacement Housing Factor	\$ 93,545	Replacement of Public Housing
e) 2006 Public Housing Capital Fund Program Replacement Housing Factor	\$ 104,377	Replacement of Public Housing
f) 2007 Public Housing Capital Fund Program Replacement Housing Factor	\$ 113,534	Replacement of Public Housing
g) 2008 Public Housing Capital Fund Program Replacement Housing Factor	\$ 162,191	Replacement of Public Housing
h) 2009 Public Housing Capital Fund Program Replacement Housing Factor	\$ 266,979	Replacement of Public Housing
3. Dwelling Rental Income		
a) Public Housing Dwelling Rental Income	\$ 2,691,075	Support Public Housing Operations
b) Section 8 Project Based Dwelling Rental Income	\$ 1,147,236	Support Section 8 Project Based Housing Operations
4. Other Income		
a) Public Housing Operations Interest	\$ 110,141	Public Housing Operations
b) Public Housing Operations Other Income	\$ 324,587	Public Housing Operations
c) Section 8 Project Based Interest	\$ 20,647	Section 8 Project Based Operations
d) Section 8 Project Based Other Income	\$ 52,212	Section 8 Project Based Operations
e) Section 8 Tenant Based Interest	\$ 41,212	Section 8 Housing Choice Vouchers Tenant Based Operations
f) Section 8 Tenant Based Other Income	\$ 23,813	Section 8 Housing Choice Vouchers Tenant Based Operations
g) Section 8 Tenant Based Interest	\$ 356	Section 8 Moderate Rehab Tenant Based Operations
h) Section 8 Tenant Based Other Income	\$ 139	Section 8 Moderate Rehab Tenant Based Operations
i) Central Office Cost Center Interest	\$ 27,570	Fund Central Office Cost Center Operations
j) Central Office Cost Center Other Income	\$ 44,610	Fund Central Office Cost Center Operations
5. Non-Federal Sources		
a) CDBG Contracts with the City of Tulsa	\$ 51,200	Recreation, Security, and Emergency Utility Assistance at Public Housing and Section 8 Project Based Communities
b) Auxiliary Fund Interest/Other Income	\$ 41,102	Support PHA Operations
c) Property One Management Group Interest/Other Income	\$ 4,200	Support PHA Operations
d) Nogales Realty LLC	\$ 7,423	Support PHA Operations
Total Resources	\$ 59,727,977	

HOUSING AUTHORITY OF THE CITY OF TULSA
ENTITY WIDE FINANCIAL STATEMENTS
INCLUDING SUPPLEMENTARY INFORMATION
AND INDEPENDENT AUDITORS' REPORTS

Years Ended June 30, 2009 and 2008

HOUSING AUTHORITY OF THE CITY OF TULSA

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MANAGEMENT DISCUSSION AND ANALYSIS

MANAGEMENT DISCUSSION AND ANALYSIS FOR THE HOUSING AUTHORITY OF THE CITY OF TULSA (The Authority)

Our discussion and analysis of the Authority's financial performance provides an overview of the Authority's financial activities for the year ended June 30, 2009. Please read it in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS

- The Authority's net assets decreased by \$242,909 or less than 1% during the year ended June 30, 2009, from \$87,420,067 at June 30, 2008 to \$87,177,158 at June 30, 2009.
- Total operating revenues increased by \$83,848 or 2% for the year ended June 30, 2009, from \$4,011,549 for the year ended June 30, 2008 to \$4,095,397 for the year ended June 30, 2009.
- Total operating expenses of the Authority increased by \$302,429 or 1% for the year ended June 30, 2009, from \$24,990,915 for the year ended June 30, 2008 to \$25,293,344 for the year ended June 30, 2009.
- Total non-operating revenues (expenses), including capital grants, decreased by \$4,005,914 or 16% for the year ended June 30, 2009, from \$24,960,952 for the year ended June 30, 2008 to \$20,955,038 for the year ended June 30, 2009.

USING THIS ANNUAL REPORT

The following summarizes the content of the Authority's financial statements:

- Management Discussion and Analysis
- Financial Statements, including the Statement of Net Assets on page three, the Statement of Revenues and Expenses and Changes in Net Assets on page four, and the Statement of Cash Flows on page five.
- Notes to Financial Statements

The primary focus of the Authority's financial statements is on the Authority as a whole. This perspective allows the user to address relevant questions, broaden a basis for comparison and enhance the Authority's accountability.

Entity Wide Financial Statements

The Authority engages in only business type activities. The financial statements are designed to be corporate-like in that all business type activities are consolidated to a total for the entire entity. The Authority's major business activities include the following:

- Rental and management of real estate under low rent public housing and Section 8 contracts
- Provide rental assistance and Family Self Sufficiency counseling under Section 8 voucher contracts.
- Provision of tenant services funded from both low rent public housing contracts grant funding, and private donations.
- Revitalization of distressed low rent public housing property through use of HOPE VI grant and mixed financing.
- Modernization of low rent public housing property through use of Capital Fund Program grants
- The provision of financing for low income housing projects through the issuance of revenue mortgage bonds payable, through the Authority's component unit, Tulsa Housing Assistance Corp ("THAC").
- Purchase and renovation of property with HOME funds, through the Authority's component unit, Housing Partners of Tulsa, Inc. ("HPT").
- The operation of a low-income tax credit housing project, through Nogales Housing Partners LP, the Authority's component unit.

Statement of Net Assets

The following table reflects the condensed Statement of Net Assets compared to prior year.

	<u>2009</u>	<u>2008</u>
Current assets	\$ 30,161,305	\$ 30,750,416
Capital assets	69,902,655	70,035,797
Other assets	<u>130,792</u>	<u>149,763</u>
	<u>\$100,194,752</u>	<u>\$100,935,976</u>
Current liabilities	\$ 5,765,233	\$ 5,745,388
Long-term debt	<u>7,252,361</u>	<u>7,770,521</u>
	<u>13,017,594</u>	<u>13,515,909</u>
Net assets:		
Invested in capital assets, net of related debt	62,952,025	62,648,250
Restricted	8,453,153	13,253,943
Unrestricted	<u>15,771,980</u>	<u>11,517,874</u>
Total net assets	<u>87,177,158</u>	<u>87,420,067</u>
	<u>\$100,194,752</u>	<u>\$100,935,976</u>

For more detailed information, see page three for the Statement of Net Assets.

Major Factors Affecting the Statement of Net Assets

Current assets decreased by \$589,111. The decrease in these assets is primarily due to the decrease in cash and investments, resulting from the Authority's overall decrease in net assets for the year.

The decrease in total net assets of \$242,909 is primarily due to decreases in grants and subsidies, and increases in operating expenses.

CHANGE IN UNRESTRICTED NET ASSETS

Unrestricted Net Assets at the beginning of the year	\$11,517,874
Change in Unrestricted Net Assets	<u>4,254,106</u>
Unrestricted Net Assets at the end of the year	<u>\$15,771,980</u>

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Assets provides a clearer change in financial well being. The increase in unrestricted net assets is offset in large part by a decrease in restricted net assets, which can be attributed primarily to the decrease in restricted net assets associated with the Section 8 Housing Choice Vouchers Program. The decrease in restricted net assets under the Section 8 Housing Choice Vouchers Program was associated with HUD requiring the use of restricted net assets to fund 2009 Section 8 Housing Choice Vouchers housing assistance payments.

STATEMENT OF REVENUES AND EXPENSES AND CHANGES IN NET ASSETS

The following schedule compares the revenues and expenses for the current and previous fiscal year. As stated before, the Authority engages in only business-type activities.

	<u>2009</u>	<u>2008</u>
Revenues		
Operating grants and subsidies	\$38,789,857	\$41,930,944
Capital grants and contributions	4,360,749	3,599,546
Tenant rental and other operating revenues	4,095,397	4,011,549
Interest income	686,432	1,027,270
Other	<u>1,977,533</u>	<u>2,383,914</u>
Total Revenues	<u>49,909,968</u>	<u>52,953,223</u>

	<u>2009</u>	<u>2008</u>
Expenses		
Administrative and general	\$10,480,044	\$10,262,925
Tenant services	1,402,897	1,499,355
Utilities	2,993,697	2,964,824
Maintenance	4,725,725	4,486,015
Protective services	644,175	890,765
Housing Assistance payments	24,285,919	23,369,705
Depreciation	5,046,806	4,887,031
Interest	<u>573,614</u>	<u>611,017</u>
Total Expenses	<u>50,152,877</u>	<u>48,971,637</u>
Change in Net Assets	<u>\$ (242,909)</u>	<u>\$ 3,981,586</u>

MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUES AND EXPENSES AND CHANGES IN NET ASSETS

Operating grants and subsidies decreased by approximately \$3,141,000, primarily due to a decrease to Section 8 funding of approximately \$3,875,000 (including vouchers, moderate rehabilitation and multi-family rental assistance), decrease in operating modernization grants of approximately \$336,000, and offset by increases in Low Rent Public Housing operating subsidies of approximately \$956,000.

Capital grants and contributions revenue increased by approximately \$967,000, primarily due to capital fund projects during 2009, associated with the Authority's Capital Fund program.

Tenant rental and other revenue increased slightly due to slightly increased occupancy rates

Housing Assistance payments increased by approximately \$916,000, due to the Authority placing more tenants in the Section 8 Housing Choice Vouchers Program.

Maintenance expenses increased by approximately \$240,000 due to an increase in costs associated with maintaining both public housing and multi-family projects as they become older and require more upkeep. The majority of the increase is due to the addition of maintenance staff

Protective services expense decreased by approximately \$246,000 primarily due to the decreased use of capital funds and other grants for protective services in 2009.

Most other expenses increased moderately due to inflation.

CAPITAL ASSETS AND DEBT ADMINISTRATION

As of year end, the Authority had \$69,902,655 invested (net) in a variety of capital assets as reflected in the following schedule, which represents a net decrease of \$133,142 from the end of last year.

	<u>2009</u>	<u>2008</u>
Land, buildings and improvements	\$126,262,669	\$122,723,985
Furniture and equipment	<u>13,610,055</u>	<u>12,984,426</u>
Total cost of assets	139,872,724	135,708,411
Accumulated depreciation	<u>(69,970,069)</u>	<u>(65,672,614)</u>
Net	<u>\$ 69,902,655</u>	<u>\$ 70,035,797</u>

CHANGE IN CAPITAL ASSETS

The following summarizes the changes in capital assets:

Balance, beginning of year	\$70,035,797
Additions to capital assets	6,355,513
Disposal of capital assets, net	(1,441,849)
Depreciation	<u>(5,046,806)</u>
Balance, end of year	<u>\$69,902,655</u>

This year's major additions were capital improvement programs from capital fund grants of approximately \$4,400,000 and the acquisition of land through donation totaling approximately \$855,000, for use in Housing Partners of Tulsa, Inc's Building Tulsa Building Lives Initiative.

Debt Outstanding

As of June 30, 2009, outstanding debt was \$7,779,745, compared to \$8,271,936 at June 30, 2008. This represents a decrease of \$492,191, and is attributable to current year principal payments on the debt, net of bond discount amortization.

In addition, at June 30, 2009, the Authority had \$3,310,000 in outstanding "Conduit debt", compared to \$5,231,000 as of June 30, 2008. This represents a decrease of \$1,811,617 from the prior year. Conduit debt is payable by the U.S. Department of Housing and Urban Development through annual contributions contracts. As a result, the debt is not reported in the accompanying financial statements as debt, but instead as a component of net assets, as required by generally accepted accounting principles.

OUTSTANDING DEBT AT YEAR END

THAC Series 2001A bonds	\$1,860,000
Unamortized discount on bonds	(32,470)
Nogales Housing Partners LP - FHLB Debt	117,000
Inhofe Plaza Debt	<u>5,835,215</u>
	<u>\$7,779,745</u>

ECONOMIC FACTORS

Significant economic factors affecting the entity are as follows:

- Federal funding of the Department of Housing and Urban Development (or applicable agency)
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs

FINANCIAL CONTACT

The individual to be contacted regarding this report is Don Hammons, Chief Financial Officer, of the Housing Authority of the City of Tulsa, Oklahoma, at (918) 581-5707. Specific requests may be submitted to Don Hammons, Chief Financial Officer, at P.O. Box 6369, Tulsa, Oklahoma, 74148-0369.

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Independent Auditors' Report

To the Board of Commissioners
Housing Authority of the City of Tulsa
Tulsa, Oklahoma

We have audited the accompanying statements of net assets of the Housing Authority of the City of Tulsa, (the "Authority"), including its component units, as of June 30, 2009 and 2008 and the related statements of revenues and expenses and changes in net assets, and cash flows for the years then ended. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

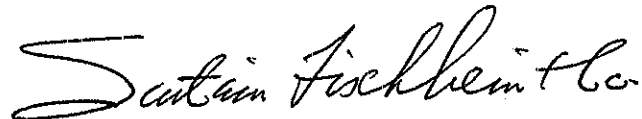
In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority and its component units as of June 30, 2009 and 2008 and the changes in its financial position and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America

The Management Discussion and Analysis are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

To the Board of Commissioners
Housing Authority of the City of Tulsa

The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the financial statements taken as a whole.

In accordance with *Government Auditing Standards*, we have also issued our report dated March 26, 2010, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.



March 26, 2010

HOUSING AUTHORITY OF THE CITY OF TULSA

STATEMENTS OF NET ASSETS

<u>June 30,</u>	<u>2009</u>	<u>2008</u>
ASSETS		
Current Assets		
Cash and cash equivalents	\$ 3,143,984	\$ 867,308
Accounts receivable:		
HUD and other governmental entities	1,137,671	1,144,166
Tenants, net of allowance for doubtful accounts of \$51,918 in 2008 and \$44,361 in 2007	45,362	25,074
Other	552,503	418,190
Accrued interest receivable	253,449	143,347
Inventories	1,001,533	758,463
Prepaid expenses	627,007	675,024
Investments	13,290,568	12,098,549
Restricted investments	<u>10,109,228</u>	<u>14,620,295</u>
Total Current Assets	<u>30,161,305</u>	<u>30,750,416</u>
Net Property and Equipment	<u>69,902,655</u>	<u>70,035,797</u>
Other Assets	<u>130,792</u>	<u>149,763</u>
 Total Assets	 <u><u>\$ 100,194,752</u></u>	 <u><u>\$ 100,935,976</u></u>

The accompanying notes are an integral part of the financial statements.

	2009	2008
LIABILITIES AND NET ASSETS		
Current Liabilities		
Current maturities of long-term debt	\$ 527,384	\$ 501,415
Accounts payable-trade	1,921,788	1,739,296
Accounts payable-HUD and other governmental	304,110	422,545
Accounts payable-tenant security deposits	376,345	329,836
Accrued salaries, wages, and payroll taxes	203,199	282,363
Accrued compensated absences	1,536,559	1,405,718
Accrued interest payable	226,364	179,976
Accrued liabilities and other	508,080	406,514
Deferred revenues	161,404	477,725
Total Current Liabilities	5,765,233	5,745,388
Long Term Debt	7,252,361	7,770,521
Total Liabilities	13,017,594	13,515,909
Net Assets		
Invested in capital assets, net of related debt	62,952,025	62,648,250
Restricted	8,453,153	13,253,943
Unrestricted	15,771,980	11,517,874
Total Net Assets	87,177,158	87,420,067
Total Liabilities and Net Assets	\$ 100,194,752	\$ 100,935,976

HOUSING AUTHORITY OF THE CITY OF TULSA
STATEMENTS OF REVENUES AND EXPENSES AND
CHANGES IN NET ASSETS

<i>Years Ended June 30,</i>	2009	2008
Operating Revenues:		
Dwelling rent	\$ 3,995,550	\$ 3,954,317
Nondwelling rent	99,847	57,232
Total Operating Revenues	<u>4,095,397</u>	<u>4,011,549</u>
Operating Expenses:		
Ordinary maintenance and operations	4,447,027	4,218,683
Administration	8,025,978	8,244,036
Utilities	2,993,697	2,964,824
Protective services	644,175	890,765
Tenant services	1,402,897	1,499,355
Insurance	848,220	935,746
Payments in lieu of taxes	65,799	65,525
Bad debts	88,741	140,840
Other general expenses	1,451,306	876,778
Nonroutine maintenance	278,698	267,332
Depreciation	5,046,806	4,887,031
Total Operating Expenses	<u>25,293,344</u>	<u>24,990,915</u>
Operating Loss	<u>(21,197,947)</u>	<u>(20,979,366)</u>
Nonoperating Revenues (Expense):		
Direct HUD contributions and grants:		
Public housing modernization	615,032	951,358
Public housing operating subsidies	8,283,831	7,328,035
Section 8 grants and subsidies	26,037,672	29,912,821
Other	654,783	1,342,082
Other governmental grants and subsidies	3,198,539	2,396,648
Housing assistance payments	(24,285,919)	(23,369,705)
Interest income	686,432	1,027,270
Interest expense	(573,614)	(611,017)
Gain (loss) on disposition of property and equipment	220,088	66,482
Other	1,757,445	2,317,432
Total Nonoperating Revenues (Expense)	<u>16,594,289</u>	<u>21,361,406</u>
Change in Net Assets Before Capital Grants	<u>(4,603,658)</u>	<u>382,040</u>
Capital Grants and Contributions	<u>4,360,749</u>	<u>3,599,546</u>
Change in Net Assets	<u>(242,909)</u>	<u>3,981,586</u>
Net Assets, beginning of year	<u>87,420,067</u>	<u>83,438,481</u>
Net Assets, end of year	<u>\$ 87,177,158</u>	<u>\$ 87,420,067</u>

The accompanying notes are an integral part of the financial statements

	2009	2008
Reconciliation of Operating Loss to Net Cash Used in Operating Activities:		
Operating loss	\$ (21,197,947)	\$ (20,979,366)
Adjustments to reconcile operating loss to net cash used in operating activities:		
Depreciation and amortization	5,055,028	4,896,896
Net change in:		
Accounts receivable	(164,385)	344,886
Inventories	40,276	50,455
Prepaid expenses	42,037	(90,638)
Accounts payable, accrued liabilities and other liabilities	32,380	1,121,526
Net Cash Used In Operating Activities	<u>\$ (16,192,611)</u>	<u>\$ (14,656,241)</u>

HOUSING AUTHORITY OF THE CITY OF TULSA

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2009 AND 2008

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

The accompanying entity wide financial statements of the Housing Authority of the City of Tulsa (the "Authority"), includes the Authority's annual contributions contracts and other grant programs. They also include various other funds and component units as described below, and do not include any fiduciary funds or component units which are fiduciary in nature. Significant receivable and payable balances between separate program funds and blended component units and significant activity between separate program funds and blended component units are eliminated in the preparation of these entity-wide financial statements.

The Authority was formed in 1966 under a resolution adopted by the City of Tulsa to provide safe and sanitary dwelling accommodations for persons of low income, through U.S. Department of Housing and Urban Development ("HUD") public housing operating subsidies for low rent public housing, HUD public housing grants for modernization and development of public housing, and HUD Section 8 grants for rental vouchers, moderate rehabilitation and new construction.

In addition, the Authority has a \$28.6 million HOPE VI grant for the demolition and replacement of certain low rent public housing, which has recently been completed. The Authority also has various grants for supportive services for low-income individuals. As part of the Authority's HOPE VI grant program, the Authority has allocated HOPE VI grant funds to certain tax credit limited partnerships (the "partnerships"), to assist in the construction of low-income housing projects. These funds allocations are evidenced by certain notes due to the Authority by these partnerships. The stated maturities of these notes are approximately 40 years, with repayment, plus any accrued interest due in 2042-2043. During the periods up to maturity, no interest is required to be paid to the Authority. Accompanying the notes is the right of first refusal by the Authority to acquire the properties from the partnerships at note maturity, for the amount of the outstanding principal plus accrued interest.

The Authority has not recorded assets for these obligations in the accompanying financial statements, due to the uncertainty of collection and the uncertainty of acquisition by the Authority, of the projects at maturity. The amount of funds allocated to the partnerships under these notes, plus any accrued interest is approximately \$27 million at June 30, 2009 and \$26 million at June 30, 2008.

In conjunction with the Building Tulsa Building Lives initiative, the Authority has received a \$4,000,000 grant from the Oklahoma Department of Mental Health and Substance Abuse Services ("DMHSAS") to assist in the construction of a 76-unit apartment building in Tulsa, Oklahoma.

The Auxiliary Fund ("Auxiliary") is a fund established by the Authority to account for the activities of the Authority not specifically funded by federal financial assistance. These activities include the management of certain Section 8 housing projects and the acquisition and sale of real estate properties.

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2009 AND 2008

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Housing Assistance Corporation ("HAC") is a blended component unit of the Authority and is a nonprofit corporation, organized by the Authority, to provide financing for low income housing projects through the issuance of revenue mortgage bonds.

Housing Partners of Tulsa, Inc. ("HPT"), including its blended component unit, Good Neighbor Real Estate Investment, LLC, is a blended component unit of the Authority and is a nonprofit organization, organized by the Authority, to provide housing and other services to low and moderate income individuals, as follows:

- HPT has purchased and renovated certain properties, which are being held for resale. The funds for the purchase and renovation of these properties are primarily from federal government grants from the City of Tulsa, under its HOME program. These properties are included as part of inventories in the accompanying financial statements.

Amounts received under the HOME program for property costs and renovation costs are required to be repaid to the City of Tulsa upon the sale of the property. Therefore, funds received for such costs are reflected as a component of accounts payable-HUD and other governmental entities in the accompanying financial statements, and amounted to approximately \$208,000 at June 30, 2009 and \$418,000 at June 30, 2008.

- HPT provides housing and housing related services to eligible participants, funded by grants from HUD and private donations.
- Through donations from the public and private sector, HPT has established the "Building Tulsa Building Lives" initiative. Building Tulsa, Building Lives is designed to increase access to affordable housing and to help bring an end to chronic homelessness in Tulsa. This is to be accomplished by utilizing new and rehabilitated housing, as well as scattered mixed-income apartments, thus creating a supportive living environment around that housing.

During the year ended June 30, 2009, HPT received a contribution of approximately \$854,000 from the Authority, to purchase and develop a 76-unit apartment building in Tulsa, Oklahoma, to be used in the Building Tulsa, Oklahoma, to be used in the Building Tulsa, Building Lives initiative.

In addition, during the years ended June 30, 2009 and 2008, HPT received private donations of approximately \$13,000 and \$419,000, respectively, designated for use in the Building Tulsa, Building Lives initiative.

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2009 AND 2008

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The Meadows Fund ("Meadows") is a fund established by the Authority to account for the acquisition of in real property located in Tulsa, Oklahoma, and to operate thereon an apartment complex of 176 units (the Meadows Apartments), under Section 8 of the National Housing Act. The property was acquired from the City of Tulsa in accordance with the terms of the July 17, 1992 agreement between the City and the Authority (the "Agreement"). Under the terms of the Agreement, the Meadows Tenant Association had an option to purchase the real property interest within five years of the date of the Agreement for the amount paid for the property by the Authority; however, this option was not exercised. The Meadows Apartments are regulated by HUD as to rent charges and operating methods.

Towne Square Fund ("Towne Square") is a fund established by the Authority to account for the acquisition of real property located in Tulsa, Oklahoma, and to operate thereon an apartment complex of 145 units (Towne Square Apartments), under Section 8 of the National Housing Act. The property was acquired from HUD in accordance with the July 8, 1993 Contract of Sale between the Authority and HUD. The Towne Square Apartments are regulated by HUD as to rent charges and operating methods.

Inhofe Plaza Fund ("Inhofe Plaza") is a fund established by the Authority to account for the acquisition in real property located in Tulsa, Oklahoma and to operate thereon an apartment complex of 149 units (Inhofe Plaza Apartments), under Section 8 of the National Housing Act. The property was acquired during the year ended June 30, 2008 by the Authority, from private owners, for approximately \$6,000,000 debt (See Note 6). The Inhofe Plaza Apartments are regulated by HUD as to rent changes and operating methods.

Tulsa Housing Assistance Corporation ("THAC") is a blended component unit of the Authority and is a nonprofit organization, formed for the purpose of issuing revenue bonds, the proceeds of which were used to purchase the Murdock Villa apartment complex, located in Tulsa, Oklahoma and consisting of 144 units and operated under Section 8 of the National Housing Act, and to provide financing for other Authority-owned properties to be operated as low-income housing projects.

Nogales Realty, LLC, Nogales Housing Partners, LP ("Nogales LP") and **Newton Plaza, Inc.** are blended component units of the Authority. The entities were formed for the purpose of constructing the Newton Plaza apartment complex, located in Tulsa, Oklahoma, consisting of 28 units, and operating as a low-income tax credit project. Newton Plaza, Inc. and Nogales Realty, LLC are owned 100% by the Authority and Newton Plaza, Inc. is the general partner of Nogales LP.

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2009 AND 2008

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Pursuant to the Partnership Agreement of Nogales LP, the limited partner of Nogales LP is required to make capital contributions, in varying installments, to Nogales LP totaling approximately \$2,450,000. These limited partner capital contributions are subject to adjustments based on the amount of Low-Income Housing Tax Credits allocated to Newton Plaza apartment complex and subject to other adjustments as defined in the Partnership Agreement of Nogales LP. For the years ended June 30, 2009 and 2008, these limited partner capital contributions amounted to approximately \$-0- and \$478,000, respectively, and are included as a component of capital grants and contributions in the accompanying statements of revenues and expenses and changes in net assets.

Nogales LP expects to generate an aggregate of approximately \$2,550,000 of low-income housing tax credits ("Tax Credits"). Tax Credits become available for use by its partners pro-rata over a ten-year period, and will expire in March 2016. In order to qualify for Tax Credits, Newton Plaza apartment complex must comply with federal and state requirements including, but not limited to renting to low-income tenants at prescribed rates for at least the first 15 years of operation, and maintaining and operating the apartment complex as low-income housing for another 15 years after that. Because Tax Credits are subject to complying with certain requirements, there can be no assurance that the aggregate amount of Tax Credits will be realized.

There are separate audited financial statements for the component units and funds described above, except for the Auxiliary Fund, Meadows, Towne Square, Inhofe Plaza, Nogales Realty, LLC, and Newton Plaza, Inc., which may be obtained at the Authority's administrative offices.

The Authority, including its component units, is exposed to all common risks associated with the ownership and rental of real estate properties. These risks are covered by commercial insurance.

Basis of Accounting

The Authority, including its component units, presents its activities in the proprietary fund category. The measurement focus of proprietary activities is on the determination of net income, financial position, and cash flows. As a result, the Authority, including its component units, uses the accrual method of accounting, whereby revenues are recorded when earned and expenses are recorded at the time that liabilities are incurred.

HOUSING AUTHORITY OF THE CITY OF TULSA

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2009 AND 2008

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The Authority, including its component units, distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses result from providing services to tenants. Operating revenues and expenses consist of rental revenues and other charges collected from tenants, and expenses associated with operating low-income housing projects. All other revenues and expenses are reported as nonoperating as nonoperating revenues and expenses.

The Authority, and its component units, follow the policy of applying all applicable pronouncements of the Governmental Accounting Standards Board ("GASB") as well as following all Financial Accounting Standards Board statements and interpretations, except for those that conflict with or contradict GASB pronouncements.

Cash and Cash Equivalents

All highly liquid debt instruments purchased with an original maturity of three months or less are considered to be cash equivalents.

Cash balances are maintained at financial institutions. Accounts at each institution are insured by the Federal Deposit Insurance Corporation ("FDIC") up to \$250,000 as of June 30, 2009.

Investments

Investments (including restricted investments) consist of U.S. agency securities, certificates of deposit, money market mutual funds, and other time deposits. Investments which are short-term money-market type investments, as defined by the GASB, are recorded at amortized cost, which approximates fair value. All other investments are recorded at fair value, which approximates cost.

Restricted investments total \$10,109,228 at June 30, 2009 and \$14,620,295 at June 30, 2008 and consist of the following:

- Money market funds held by the Authority for tenants' security deposits, in the amount of \$264,667 at June 30, 2009 and \$295,215 at June 30, 2008.
- The Authority's investments in U.S. Agency Securities, certificates of deposit and money market funds for Section 8 Housing Assistance Payments totaled \$5,595,058 and \$11,221,431 as of June 30, 2009 and 2008, respectively.
- The Authority's investments in certificates of deposit and money market funds for its DMHSAS Grant totaled \$2,623,341 and \$1,149,910 as of June 30, 2009 and 2008, respectively.
- HAC's investments held by trustees in connection with various bond issues and consisting of money market mutual funds. These investments amounted to \$-0- at June 30, 2009 and \$75,068 at June 30, 2008.

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2009 AND 2008

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

- Money market funds held by HPT, Meadows, Towne Square, Inhofe Plaza, and THAC for escrows, reserve for replacements, and other purposes, in the amount of \$488,804 at June 30, 2009 and \$657,633 at June 30, 2008.
- THAC's investments held by trustees in connection with various bond issues and consisting of money market funds, certificates of deposit, U.S. Agency Securities, and other time deposits, in the amount of \$972,248 at June 30, 2009 and \$1,055,663 at June 30, 2008.

Money market funds held by Nogales Housing Partners, LP, for any shortfalls in operating subsidy amounts received by Nogales Housing Partners, LP from the Authority, in the amount of \$165,110 at June 30, 2009 and \$165,375 at June 30, 2008.

Property and Equipment

Property and equipment are recorded at acquisition cost, and depreciated using the straight line method over their estimated useful lives, as follows:

- Buildings and Improvements 20 - 40 years
- Furniture and equipment, including dwelling appliances 3 - 15 years

Maintenance and repairs are charged to expense as incurred, whereas renewals and betterments are generally capitalized. Upon sale or retirement, the costs are removed from the accounts, and the resulting gain or loss is included in revenue or expense.

Bond Issuance and Refunding Costs

Bond issuance and refunding costs of THAC are included in other assets in the accompanying financial statements and are amortized over the term of the related bonds using the straight-line method. Such amortization is reported as a component of interest expense.

Bond Issue Discount

Discount on bonds payable of THAC is amortized over the term of the bonds. Such amortization is reported in interest expense.

Income Taxes

No provision has been made for federal and state income taxes on the Authority as the Authority is a tax-exempt organization. Nogales Realty, LLC is considered as part of the Authority for income tax purposes. The Authority does make annual payments in lieu of income taxes to local school districts.

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2009 AND 2008

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

No provision has been made for federal and state income taxes for Newton Plaza, Inc., as amounts are considered immaterial.

HAC is a tax-exempt organization under Sections 509(a) and 501(c)(3) of the Internal Revenue Code. Accordingly, no provision has been made for federal and state income taxes on HAC income, except for a two percent excise tax on investment income, which is recorded in administration expenses in the accompanying financial statements.

HPT and THAC are tax-exempt organizations under Section 501(c)(3) of the Internal Revenue Code, and no provision for income taxes is provided on HPT or THAC income.

The partners of Nogales Housing Partners, LP include their distributive shares of the partnership's profits and losses in their respective income tax returns, if applicable. Therefore, no provision has been made for the partnership's income.

Inventories

Inventories consist of:

- HPT's property held for resale, which is stated at the lower of cost or market. Cost represents its acquisition cost, plus cost of renovation, on an individual property basis. Property held for resale by HPT amounted to \$81,425 at June 30, 2009 and \$209,989 at June 30, 2008.
- Auxiliary's property held for resale, which is stated at the lower of cost or market. Cost represents acquisition cost, plus cost of renovation, on an individual property basis. Property held for resale by Auxiliary amounted to \$521,517 at June 30, 2009 and \$230,269 at June 30, 2008.
- The Authority's expendable materials and supplies, which are stated at weighted-average cost. Expendable materials and supplies amounted to \$398,591 at June 30, 2009 and \$318,205 at June 30, 2008.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2009 AND 2008

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Revenues

Deferred revenues consist of tenant rental revenue and other revenue received in advance.

Compensated Absences

Vested vacation leave is recorded as an expense as the benefits accrue to employees.

Net Assets

Net assets represent the difference between assets and liabilities. Net assets invested in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net assets are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Authority or its component units, or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

Restricted net assets at June 30, 2009 and 2008 consists primarily of amounts restricted, as required by HUD, for Section 8 Housing Choice Voucher housing assistance payments, amounts restricted for escrows and reserve for replacements, and amounts restricted under the Authority's grant for DMHSAS.

2. DEPOSITS AND INVESTMENTS

It is the Authority's policy to invest in those securities which are authorized by HUD. Such investments generally consist of obligations of the U. S. government and its agencies and instrumentalities, collateralized or insured certificates of deposit, or other bank deposits, and certain other commercial instruments. The primary objectives of the Authority's investment policy are safety, liquidity, yield, and administrative costs.

Permissible restricted investments under the HAC bond indentures include direct obligations of the U.S. Government and U.S. Agency securities; obligations of any state within the United States; savings accounts or certificates of deposit to the extent that they are either fully insured by the U.S. Government or one of its agencies, or they are collateralized by a pledge of a like principal amount of obligations of the United States; certain other time deposits with qualified institutions; certain commercial paper; and certain money market mutual funds.

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2009 AND 2008

2. DEPOSITS AND INVESTMENTS (CONTINUED)

Deposit balances of the Authority and its component units are categorized to give an indication of the level of custodial credit risk assumed by the Authority and its component units at June 30, 2009 and 2008, as follows:

Deposits	2009 Category			Bank Balance	Carrying Amounts
	A	B	C		
Cash and cash equivalents	\$ 676,441	\$ 2,871,554	\$ -	\$ 3,547,995	\$ 3,143,984
Certificates of deposit and other time deposits (classified as investments)	<u>2,067,025</u>	<u>20,438,484</u>	<u>-</u>	<u>22,505,509</u>	<u>22,505,509</u>
	<u>\$2,743,466</u>	<u>\$23,310,038</u>	<u>\$ -</u>	<u>\$26,053,504</u>	<u>\$25,649,532</u>
Deposits	2008 Category			Bank Balance	Carrying Amounts
	A	B	C		
Cash and cash equivalents	\$482,002	\$ 968,566	\$ -	\$1,450,568	\$ 867,308
Certificates of deposit and other time deposits (classified as investments)	<u>281,446</u>	<u>12,187,265</u>	<u>-</u>	<u>12,468,711</u>	<u>12,468,711</u>
	<u>\$763,448</u>	<u>\$13,155,831</u>	<u>\$ -</u>	<u>\$13,919,279</u>	<u>\$13,336,019</u>

Deposit Categories of Custodial Credit Risk

- A. Insured by the Federal Deposit Insurance Corporation.
- B. Collateralized with securities held by the pledging financial institution's trust department or agent in the Authority's or component unit's name.
- C. Uncollateralized.

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2009 AND 2008

2. DEPOSITS AND INVESTMENTS (CONTINUED)

Certificates of deposit and other time deposits, considered investments by the Authority and its component units, are collateralized with securities held by the pledging financial institution's trust department or agent in the Authority's or component unit's name. Other investment balances, including restricted investments, of the Authority and its component units, their credit quality ratings, and their level of custodial credit risk as of June 30, 2009 and 2008, are as follows:

	2009			Carrying Amount
	1	2	3	
Federal Home Loan Mortgage Corporation - AAA Rated	\$ -	\$ 480,000	\$ -	\$ 480,000
Federal Home Loan Bank - AAA Rated	-	401,135	-	401,135
Federal National Mortgage Association - AAA Rated	-	13,152	-	13,152
	<u>\$ -</u>	<u>\$ 894,287</u>	<u>\$ -</u>	<u>\$ 894,287</u>
	2008			Carrying Amount
	1	2	3	
Federal Home Loan Mortgage Corporation - AAA Rated	\$ -	\$ 6,091,460	\$ -	\$ 6,091,460
Federal Home Loan Bank - AAA Rated	-	7,301,479	-	7,301,479
Federal National Mortgage Association - AAA Rated	-	857,194	-	857,194
	<u>\$ -</u>	<u>\$14,250,133</u>	<u>\$ -</u>	<u>\$14,250,133</u>

Investment Categories of Custodial Credit Risk

1. Uncollateralized.
2. Uninsured and unregistered, with securities held by the counterparty's trust department or agent in the Authority's or component unit's name.
3. Uninsured and unregistered, with securities held by the counterparty or by its trust department, but not in the Authority's or component unit's name.

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2009 AND 2008

2. DEPOSITS AND INVESTMENTS (CONTINUED)

As of June 30, 2009, the maturities of the Authority's and component units' investments, including restricted, are as follows:

<u>Investment Type</u>	<u>Carrying Amount</u>	<u>Investment Maturities (In Years)</u>			
		<u>Less Than 1</u>	<u>1-5</u>	<u>6-10</u>	<u>More Than 10</u>
U.S. Agency securities	\$894,287	\$34,287	\$380,000	\$ -	\$480,000

3. PROPERTY AND EQUIPMENT

Activity in property and equipment is as follows for the year ended June 30, 2009:

	<u>06/30/08</u>	<u>Increases</u>	<u>Decreases</u>	<u>06/30/09</u>
Land (not depreciated)	\$ 21,928,373	\$ 854,625	\$(1,158,503)	\$ 21,624,495
Buildings and improvements	100,795,612	4,311,933	(469,371)	104,638,174
Furniture and equipment	12,984,426	1,188,955	(563,326)	13,610,055
Total Depreciable Assets	113,780,038	5,500,888	(1,032,697)	118,248,229
Less Accumulated Depreciation	(65,672,614)	(5,046,806)	749,351	(69,970,069)
Net Property and Equipment	\$ 70,035,797	\$ 1,308,707	\$(1,441,849)	\$ 69,902,655

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2009 AND 2008

3. PROPERTY AND EQUIPMENT (CONTINUED)

Activity in property and equipment is as follows for the year ended June 30, 2008:

	<u>06/30/07</u>	<u>Increases</u>	<u>Decreases</u>	<u>06/30/08</u>
Land (not depreciated)	\$ 20,769,481	\$ 1,180,203	\$ (21,311)	\$ 21,928,373
Buildings and improvements	98,395,964	4,522,335	(2,122,687)	100,795,612
Furniture and equipment	<u>12,818,244</u>	<u>225,154</u>	<u>(58,972)</u>	<u>12,984,426</u>
Total Depreciable Assets	<u>111,214,208</u>	<u>4,747,489</u>	<u>(2,181,659)</u>	<u>113,780,038</u>
Less Accumulated Depreciation	<u>(62,921,738)</u>	<u>(4,887,031)</u>	<u>2,136,155</u>	<u>(65,672,614)</u>
Net Property and Equipment	<u>\$ 69,061,951</u>	<u>\$ 1,040,661</u>	<u>\$ (66,815)</u>	<u>\$ 70,035,797</u>

4. ACCOUNTS RECEIVABLE - HUD AND OTHER GOVERNMENTAL ENTITIES

Accounts receivable - HUD and other governmental entities consists of the following as of June 30, 2009 and 2008:

	<u>2009</u>	<u>2008</u>
Accounts Receivable - HUD		
Capital fund program	\$ 629,567	\$ 367,400
Low rent public housing	123,049	407,570
Section 8	109,077	122,533
Community development block grants	-	15,000
Other grants	<u>153,258</u>	<u>141,938</u>
Total HUD	1,014,951	1,054,441
Accounts Receivable - Other governmental entities	<u>122,720</u>	<u>89,725</u>
	<u>\$1,137,671</u>	<u>\$1,144,166</u>

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2009 AND 2008

5. OTHER ASSETS

Other assets consist primarily of the unamortized portion of THAC's bond issuance and refunding costs and loan issuance costs of Inhofe Plaza.

6. LONG-TERM DEBT

Long-term debt consists of the following as of June 30, 2009 and 2008:

<u>Description</u>	<u>Issue Date</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Principal Balance 2009</u>	<u>Principal Balance 2008</u>
<u>THAC</u>					
First Lien Revenue Bonds, Series 2001A	12/1/01	7/1/11	5.20% - 5.40%	\$1,860,000	\$2,290,000
<u>Inhofe</u>					
Mortgage Note Payable	4/10/07	4/10/17	6.50%	5,835,215	5,907,553
<u>Nogales</u>					
Mortgage Note Payable	1/1/06	12/31/35	4.83% at June 30, 2009	117,000	117,000
				7,812,215	8,314,553
Less current maturities				(527,384)	(501,415)
Less unamortized issue discount on THAC bonds payable				(32,470)	(42,617)
				<u>\$7,252,361</u>	<u>\$7,770,521</u>

THAC Bonds Payable

THAC bonds payable are collateralized by Murdock Villa's property and equipment and all revenues from Murdock Villa.

Series 2001A bond issues required the establishment and maintenance of certain restricted investment funds, to be used for bond default, and capital replacements, repairs, and maintenance.

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2009 AND 2008

6. LONG-TERM DEBT (CONTINUED)

Inhofe Mortgage Note Payable

The mortgage note payable of Inhofe is payable to a bank and bears interest at 6.5%. The note is due in monthly installments of \$38,300, including interest, with the final installment due April 2017. The note is collateralized by a mortgage on Inhofe Plaza Apartments, which was acquired by the Authority during the year ended June 30, 2007.

Nogales LP Note Payable

The mortgage note payable of Nogales LP is payable to the Federal Home Loan Bank, and bears interest at the greater of 4.83% or the long-term AFR at the time of each disbursement of funds under the loan agreement. Interest is compounded annually. There are no payments due until maturity at December 31, 2035. The note is collateralized by a fifth mortgage on Newton Plaza apartment complex

Future debt service of long-term debt is as follows:

	THAC		Inhofe		Nogales LP		Total	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2010	\$ 450,000	\$ 93,000	\$ 77,384	\$ 382,304	\$ -	\$ -	\$ 527,384	\$ 475,304
2011	475,000	70,500	82,675	377,013	-	-	557,675	447,513
2012	935,000	46,750	88,291	371,397	-	-	1,023,291	418,147
2013	-	-	94,289	365,399	-	-	94,289	365,399
2014	-	-	100,694	358,994	-	-	100,694	358,994
Thereafter	-	-	<u>5,391,882</u>	<u>979,307</u>	<u>117,000</u>	<u>342,481</u>	<u>5,508,882</u>	<u>1,321,788</u>
	<u>\$1,860,000</u>	<u>\$210,250</u>	<u>\$5,835,215</u>	<u>\$2,834,414</u>	<u>\$117,000</u>	<u>\$342,481</u>	<u>\$7,812,215</u>	<u>\$3,387,145</u>

Activity in long-term debt is as follows for the years ended June 30, 2009 and 2008:

	<u>2009</u>	<u>2008</u>
Balance, beginning of year	\$8,271,936	\$8,901,095
Principal repayments	(502,338)	(641,715)
Amortization of debt issuance discount	<u>10,147</u>	<u>12,556</u>
	<u>\$7,759,454</u>	<u>\$8,271,936</u>

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2009 AND 2008

7. HUD GUARANTEED DEBT

To provide for the development and modernization of low-rent housing projects, the Authority issued general obligation bonds and permanent notes-Federal Financing Bank ("FFB"). These bonds and notes are payable by HUD and secured by annual contributions from HUD. The bonds and permanent notes do not constitute a debt by the Authority and accordingly have not been reported as debt in the accompanying financial statements, in accordance with U.S. generally accepted accounting principles, but as a component of net assets. The aggregate amount of the above debt obligations outstanding as of June 30, 2009 and 2008 is as follows:

	<u>2009</u>	<u>2008</u>
Obligations under conduit debt	\$3,277,000	\$5,180,000
Accrued interest payable	<u>33,000</u>	<u>51,000</u>
	<u>\$3,310,000</u>	<u>\$5,231,000</u>

8. RELATED PARTY TRANSACTIONS

The Board of Commissioners of the Authority are also the members of HPT. The members of HPT appoint HPT's Board of Directors.

The Board of Commissioners of the Authority, acting as members of HAC, elect HAC's Board of Directors.

The same Board exercises control over THAC and the Authority.

9. RETIREMENT PLAN

The Authority sponsors a defined contribution plan covering all full time employees who have six months of service and are age eighteen or older. Participants may contribute to the plan in amounts not to exceed Internal Revenue Service limitations. The Authority makes matching contributions equal to the participant's contribution plus 2%, but only on participant contributions of at least 3% and up to 6%. Participants are fully vested in their contributions plus actual earnings thereon. Employer contributions are vested ratably over five years of credited service.

Participant and Authority contributions during the year ended June 30, 2009 totaled approximately \$383,000 and \$421,000, respectively.

Participant and Authority contributions during the year ended June 30, 2008 totaled approximately \$394,000 and \$396,000, respectively.

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2009 AND 2008

10. COMMITMENTS AND CONTINGENCIES

The Authority is a defendant in several claims and lawsuits; however, the Authority's management and legal counsel are of the opinion that the ultimate outcome of all such litigation will not have a material effect on the future operations or financial position of the Authority.

The activities of the Authority and its component units are currently funded in large part by the Federal Government and future operations of the Authority and its component units are reliant on continuation of this funding from the Federal Government.

Amounts received or receivable from HUD and other government agencies are subject to audit and adjustment. Any disallowed expenses may constitute a liability of the Authority or its component units. The amount of expenses which may be disallowed, if any, cannot be determined at this time although the Authority expects such amounts to be immaterial.

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

HOUSING AUTHORITY OF THE CITY OF TULSA

ATTACHMENT B

ok073b01

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year Ended June 30, 2009

Federal Grantor/Program Title	Federal CFDA Number	Current Year Receipts	Current Year Expenditures
<u>Housing Authority of the City of Tulsa</u>			
U.S. Department of Housing and Urban Development ("HUD")			
Contract FW-1182:			
Capital fund program	14 872	\$ 4,975,781	\$ 4,975,781
Low rent public housing	14 850	<u>8,248,545</u>	<u>8,248,545</u>
Total Contract FW-1182		<u>13,224,326</u>	<u>13,224,326</u>
Contract FW-3117:			
Rental vouchers (*)	14 871	22,691,147	22,691,147
Moderate rehabilitation ("MR")	14 856	<u>625,805</u>	<u>625,805</u>
Total Contract FW-3117		<u>23,316,952</u>	<u>23,316,952</u>
Public Housing Grants-HUD:			
Resident Opportunity and Supportive Services ("ROSS")	14 870	<u>527,467</u>	<u>527,467</u>
Other HUD Grants:			
Community Development Block Grant	14 218	<u>21,570</u>	<u>21,570</u>
Corporation for National Service:			
Ameri Corps	94.006	<u>184,291</u>	<u>184,291</u>
Total Cash Awards of Authority		<u>\$ 37,274,606</u>	<u>\$ 37,274,606</u>
Non Cash Award of Authority:			
Authority debt guaranteed by HUD	14 850	<u>\$ 3,276,584</u>	<u>\$ 3,276,584</u>

(*) Major Program

See independent auditors' report and the accompanying notes to this schedule.

ATTACHMENT B

HOUSING AUTHORITY OF THE CITY OF TULSA

ok073b01

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (CONTINUED)

Year Ended June 30, 2009

Federal Grantor/Program Title	Federal CFDA Number	Current Year Receipts	Current Year Expenditures
<u>Housing Partners of Tulsa, Inc. ("HPT")</u>			
HUD			
Home Project Grant (Passed through the City of Tulsa)	14 239	\$ 272,302	\$ 272,302
Housing Counseling Assistance Program	14 169	2,148	2,148
Total Cash Awards of HPT		\$ 274,450	\$ 274,450
<u>Nogales Housing Partners LP</u>			
HUD			
Operating subsidy from Authority	14.850	\$ 35,286	\$ 35,286
<u>Towne Square Fund</u>			
HUD			
Section 8 Rental Assistance (*)	14 195	\$ 528,647	\$ 528,647
Other	14.xxx	18,009	18,009
Total Cash Awards of Towne Square		\$ 546,656	\$ 546,656
<u>Meadows Fund</u>			
HUD			
Section 8 Rental Assistance (*)	14.195	\$ 697,841	\$ 697,841
Other	14.xxx	2,717	2,717
Total Cash Awards of Meadows Fund		\$ 700,558	\$ 700,558
<u>Inhofe Plaza Fund</u>			
HUD			
Section 8 Rental Assistance (*)	14.195	\$ 686,808	\$ 686,808
<u>Tulsa Housing Assistance Corporation</u>			
HUD			
Section 8 Rental Assistance	14.195	\$ 807,424	\$ 807,424
Multi-family Housing Service Coordinator	14.191	18,416	18,416
Total Cash Awards of THAC		\$ 825,840	\$ 825,840
Grand Totals		\$ 43,620,788	\$ 43,620,788

(*) Major Program

See independent auditors' report and the accompanying notes to this schedule.

HOUSING AUTHORITY OF THE CITY OF TULSA
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2009

1. BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal contract and grant activity of the Housing Authority of The City of Tulsa, (the "Authority"), and its applicable component units, and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations." Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the basic financial statements.

2. AMOUNTS PAID TO SUBRECIPIENTS

There were no significant amounts provided to subrecipients for the year ended June 30, 2009.

3. HOME PROGRAM GRANT

Federal expenditures under the HOME Program Grant of Housing Partners of Tulsa, Inc. ("HPT") are comprised of the following:

Outstanding balance of obligation due to the City of Tulsa as of June 30, 2009	\$207,846
Expenditures for non-capital costs	<u>64,456</u>
	<u>\$272,302</u>

4. OTHER

The audit of the Authority's compliance with compliance requirements applicable to the Authority's major federal programs did not include the operations of (1) Housing Partners of Tulsa, Inc., and (2) Tulsa Housing Assistance Corporation. Separate audits of compliance with compliance requirements applicable to these entities' major federal programs were performed, if required.

OTHER REPORTS

Sartain Fischbein + Co.



Accounting + Consulting since 1951

**Independent Auditors' Report on Internal Control Over Financial Reporting
and on Compliance and Other Matters Based on an Audit of Financial
Statements Performed in Accordance with *Government Auditing Standards***

To the Board of Commissioners
Housing Authority of the City of Tulsa
Tulsa, Oklahoma

We have audited the financial statements of the Housing Authority of the City of Tulsa (the "Authority") as of and for the year ended June 30, 2009, and have issued our report thereon dated March 26, 2010. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

To the Board of Commissioners
Housing Authority of the City of Tulsa
Page 2

COMPLIANCE AND OTHER MATTERS

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provision was not an objective of our audit, and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the budget and audit committee, management, the Authority's Board of Commissioners and the U.S. Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties



March 26, 2010

Sartain Fischbein + Co.



Accounting + Consulting since 1951

**Independent Auditors' Report on Compliance With Requirements
Applicable to Each Major Program and on Internal Control Over
Compliance in Accordance With OMB Circular A-133**

To the Board of Commissioners
Housing Authority of the City of Tulsa
Tulsa, Oklahoma

COMPLIANCE

We have audited the compliance of the Housing Authority of the City of Tulsa, (the "Authority"), with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2009. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

The Authority's basic financial statements include the operations of Tulsa Housing Assistance Corporation and Housing Partners of Tulsa, Inc., which received, collectively, approximately \$1,100,000 in federal awards. These amounts are not included as part of our audit of the Authority's compliance with requirements applicable to each major program because these entities and funds had separate compliance audits performed in accordance with OMB Circular A-133, when applicable.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Authority's compliance with those requirements.

To the Board of Commissioners
Housing Authority of the City of Tulsa
Page 2

COMPLIANCE (CONTINUED)

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 2009.

INTERNAL CONTROL OVER COMPLIANCE

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A control deficiency in the Authority's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the Authority's internal control.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of the budget and audit committee, management, the Authority's Board of Commissioners and the U.S. Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than those specified parties.

Santam Fischheim H.C.

March 26, 2010

HOUSING AUTHORITY OF THE CITY OF TULSA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Year Ended June 30, 2009

PART 1 - SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of independent auditors' report issued: **Unqualified**

Internal control over financing reporting:

Material weakness identified? **No**

Significant deficiency identified not considered to be material weakness? **N/A**

Noncompliance material to financial statements noted? **No**

Federal Awards

Internal control over major programs:

Material weakness identified? **No**

Significant deficiency identified not considered to be material weakness? **N/A**

Type of independent auditors' report issued on compliance with requirements applicable to major federal programs: **Unqualified**

Any audit findings disclosed that are required to be reported in accordance with Circular A-133 (Section 510(a))? **No**

Identification of Major Federal Programs

CFDA Number

Section 8 Housing Choice Vouchers

14.871

Section 8 Rental Assistance

14.195

Dollar threshold used to distinguish between Type A and Type B programs

\$1,204,091

Auditee qualified as low-risk auditee? **Yes**

HOUSING AUTHORITY OF THE CITY OF TULSA**SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)**

Year Ended June 30, 2009

PART II - FINANCIAL STATEMENT FINDINGS

There were no material weaknesses, instances of noncompliance, or other items related to financial statements required to be reported in accordance with *Government Auditing Standards*.

PART III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS**Findings:**

There were no material weaknesses, instances of noncompliance, or other items required to be reported in accordance with OMB Circular A-133.

Questioned costs:

None.

HOUSING AUTHORITY OF THE CITY OF TULSA

STATUS OF PRIOR YEAR FINDINGS

Year Ended June 30, 2009

Prior Year Findings and Questioned Costs

There were no findings or questioned costs related to the year ended June 30, 2008.

HOUSING AUTHORITY OF THE CITY OF TULSA

CORRECTIVE ACTION PLAN (UNAUDITED)

Year Ended June 30, 2009

No findings were noted in our audit of the combined financial statements of the Authority or in our audit of federal award compliance.

COMBINING FINANCIAL STATEMENTS

Sartain Fischbein + Co.



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Independent Auditors' Report on Combining Financial Statements

To the Board of Commissioners
Housing Authority of the City of Tulsa
Tulsa, Oklahoma

Our audit was conducted for the purpose of forming an opinion on the Authority's financial statements taken as a whole. The combining information is presented for purposes of additional analysis of the Authority's financial statements rather than to present the financial position, the changes in financial position, and cash flows of the individual grants, subsidies, funds, and component units. The combining information has been subjected to the auditing procedures applied in the audit of the Authority's financial statements and, in our opinion, is fairly stated in all material respects in relation to the Authority's financial statements taken as a whole.

Sartain Fischbein + Co.

March 26, 2010

HOUSING AUTHORITY OF THE CITY OF TULSA

COMBINING STATEMENT OF NET ASSETS

June 30, 2009

	Authority Grants and Subsidies		Authority Auxiliary Fund	Multifamily Component Units			Housing Partners of Tulsa, inc. Corporation	Housing Assistance Corporation	Property One	Nogales LLC		Total		
	Public Housing Section 8	HOPE VI		Meadows	Towne Square	Plaza Inhofe				Murdock Villa	Nogales LP		Newton	Eliminations
ASSETS														
Current Assets														
Cash and cash equivalents	\$ 1,089,401	\$ 1,379,164	\$ 35,174	\$ 769	\$ 195,952	\$ 80,022	\$ 30,520	\$ 74,530	\$ 66,015	\$ 159,475	\$ 65	\$ 6,341	\$ 193,196	\$ 3,143,984
Accounts receivable:														
HUD and other governmental entities	752,617	109,077	-	-	379	-	5,876	4,386	11,728	68,297	-	-	-	1,137,671
Tenants, net of allowance	33,948	286,353	-	-	30,182	-	-	-	-	-	-	-	973	45,362
Other	255,914	80,334	124,236	520	30,377	4,580	5,132	1,868	733	-	-	-	5,669	552,503
Accrued interest receivable	398,591	-	-	-	521,517	-	-	-	-	81,425	-	-	-	1,001,533
Inventories	513,581	11,673	-	-	-	30,339	28,128	11,195	19,759	-	-	-	12,332	627,007
Prepaid expenses	7,892,525	1,454,546	-	-	2,222,341	489,483	474,173	171,576	98,326	-	-	-	487,998	13,290,568
Investments	264,667	5,595,058	-	2,623,341	-	110,983	71,106	196,835	1,057,972	24,156	-	-	165,110	10,109,228
Restricted investments														
Interprogram	605,609	-	971,026	-	1,186,619	239,679	18,192	-	625	9,029	-	-	652 (3,031,431)	-
Total Current Assets	11,887,187	8,940,107	1,006,200	2,820,582	4,020,348	955,485	632,927	460,390	1,255,212	342,382	65	6,341	865,530 (3,031,431)	30,161,305
Net Property and Equipment	53,663,569	91,503	1,404,292	854,625	260,649	2,545,105	1,335,399	5,787,733	1,145,455	21,700	-	-	2,792,625	69,902,655
Other Assets	-	-	-	-	-	-	-	11,750	75,042	-	-	-	44,000	130,792
Total Assets	\$ 65,550,756	\$ 9,031,610	\$ 2,410,492	\$ 3,675,207	\$ 4,280,997	\$ 3,500,570	\$ 1,968,326	\$ 6,259,873	\$ 2,475,709	\$ 364,082	\$ 65	\$ 6,341	\$ 3,702,155 (3,031,431)	\$ 100,194,752

COMMENT B

ok073b01

See independent auditors' report on combining information.

HOUSING AUTHORITY OF THE CITY OF TULSA

COMBINING STATEMENT OF NET ASSETS

June 30, 2008

	Authority Grants and Subsidies		Authority Auxiliary Fund				Multifamily Component Units				Housing Assistance Corporation		Property One		Nogales LP		Total							
	Public Housing	Section 8	HOPE VI	Other	Meadows	Towne Square	Inhote Plaza	Murdock Villa	Partners of Tulsa, Inc.	Housing Assistance Corporation	Property One	Nogales LP	Newton	Eliminations										
LIABILITIES AND NET ASSETS																								
Current Liabilities																								
Current maturities of long-term debt	\$	1,516,742	\$	4,151	\$	9,000	\$	1,073	\$	88,988	\$	77,384	\$	450,000	\$	27,577	\$	8,795	\$	45,138	\$	527,384		
Accounts payable-trade																								
Accounts payable-HUD and other																								
governmental entities																								
Accounts payable-tenant security																								
deposits																								
Accrued salaries, wages, and payroll taxes	264,667									26,416	19,601	28,324	30,196								7,141		376,345	
Accrued compensated absences	168,586									2,699	3,621	1,553	3,158										203,199	
Accrued interest payable	1,162,559									11,286	13,370	34,339	68,864										1,536,559	
Accrued liabilities and other	6,887												46,500									179,864	226,364	
Deferred revenues	141,511									2,524	2,274	4,392	4,614									7,204	508,080	
Interprogram	229,933									1,050,749	16,565	9,699	292,751									34	971,783	161,404
Total Current Liabilities	3,490,885	807,244	4,151	359,480	264,637	1,182,662	136,737	184,682	923,660	225,273	34	1,217,219	(3,031,431)										5,786,233	
Long Term Debt																								7,222,361
Total Liabilities	3,490,885	807,244	4,151	359,480	264,637	1,182,662	136,737	184,682	923,660	225,273	34	1,217,219	(3,031,431)											13,008,594
Net Assets																								
Invested in capital assets, net of related debt	53,663,569	91,503	1,404,292	854,625	260,649	2,545,105	1,335,399	(47,482)	147,040	21,700		2,675,625												62,952,025
Restricted	5,261,054			2,461,102	110,890	73,663	197,347	88,392	88,392	85,595		165,110												8,453,153
Unrestricted	8,396,302	2,871,809	1,002,049		3,755,711	(338,087)	422,527	167,495	(60,913)	21,514	65	(472,799)												15,771,980
Total Net Assets	62,059,871	8,224,366	2,406,341	3,315,727	4,016,360	2,317,908	1,831,589	317,360	174,519	138,809	65	2,367,936												87,177,159
Total Liabilities and Net Assets	\$ 65,550,756	\$ 9,031,610	\$ 2,410,492	\$ 3,675,207	\$ 4,280,997	\$ 3,500,570	\$ 1,968,326	\$ 6,259,873	\$ 2,475,709	\$ 364,082	\$ 65	\$ 3,702,155	\$ (3,031,431)											\$ 100,194,752

ok073b01

See independent auditors' report on combining information.

HOUSING AUTHORITY OF THE CITY OF TULSA

COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS

June 30, 2008

	Public Housing		Authority Grants and Subsidies		Authority Auxiliary Fund		Multifamily Component Units				Housing Partners of Tulsa, Inc. Corporation		Housing Assistance Property One		Nogales LLC Nogales LP Newton		Total																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	Section 8	HOPE VI	Other	Section 8	HOPE VI	Other	Meadows	Towne Square	Inhofe Plaza	Murdock Villa	Housing Partners of Tulsa, Inc. Corporation	Housing Assistance Property One	Newton	Eliminations																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Operating Revenues:																		Dwelling rent	\$ 2,675,706						\$ 329,474	\$ 177,447	\$ 340,186	\$ 347,930					\$ 124,807		\$ 3,995,550	Non dwelling rent	91,141							8,706									99,847	Total Operating Revenues	2,766,847						329,474	177,447	348,892	347,930					124,807		4,095,397	Operating Expenses:																		Ordinary maintenance and operations	4,431,969	14,344					277,566	195,921	171,247	178,430					30,261		4,447,027	Administration	8,281,915	2,795,976	45,839				199,983	194,511	152,077	292,178					37,290		8,025,978	Utilities	2,197,035	39,255					274,823	109,735	194,049	166,581					12,219		2,893,697	Protective services	376,873	180					15,644	120,911	5,104	1,161					3,317		644,175	Tenant services	527,954						1,830	1,830	16,101	52,056					19,526		1,402,897	Insurance	636,240	37,637					32,798	29,917	40,046								848,220	Payments in lieu of taxes	65,799																65,799	Bad debts	41,184								4,574	2,363					612		88,741	Other general expenses	(259,858)								1,500	8,222					14,260		1,451,306	Nonroutine maintenance	278,698																278,698	Depreciation	4,095,341	72,491					139,935	137,122	151,356	282,195					140,294		5,046,806	Total Operating Expenses	20,673,150	3,019,475	45,839	2,652,318			954,372	816,332	719,953	999,287					257,779		25,293,344	Operating Loss	(17,906,303)	(3,019,475)	(45,839)	(2,652,318)			(624,898)	(638,885)	(371,061)	(651,357)					(331)		(21,577,947)	Nonoperating Revenues (Expense):																		Direct HUD contributions and grants:																		Public housing modernization	615,032																615,032	Public housing operating subsidies	8,248,545						697,841	528,647	686,808	807,424					35,286		8,268,831	Section 8 grants and subsidies		23,316,952					2,717	18,009		18,416							26,037,672	Other																	654,783	Other governmental grants and subsidies																	3,198,539	Housing assistance payments																	(24,285,919)	Interest income	205,818						14,002	15,441	6,047	11,804					15,030		686,432	Interest expense									(387,350)	(128,126)					(57,138)		(573,614)	Gain on disposition of property and equipment	220,088																220,088	Other	6,502,636	326,966	137,909	985,255			23,906	27,156	5,116	28,582					79		1,757,445	Total Nonoperating Revenues (Expense)	15,792,119	(353,117)	137,909	4,774,101			738,466	589,253	310,621	737,100					(6,743)		16,554,289	Change in Net Assets Before Capital Grants	(2,114,184)	(3,372,592)	92,070	2,121,783			113,568	(49,632)	(60,440)	85,743					(139,715)		(4,603,658)	Capital Grants and Contributions	4,360,749																4,360,749	Change in Net Assets	2,246,565	(3,372,592)	92,070	2,121,783			113,568	(49,632)	(60,440)	85,743					(139,715)		(242,909)	Net Assets, beginning of year	59,813,306	11,596,958	2,314,271	1,193,944			2,204,340	1,881,221	377,800	88,776					6,638		87,420,067	Transfers																		Net Assets, end of year	\$ 62,059,871	\$ 8,224,366	\$ 2,406,341	\$ 3,315,727			\$ 2,317,908	\$ 1,831,589	\$ 317,360	\$ 174,519					\$ 6,307		\$ 87,177,158
Dwelling rent	\$ 2,675,706						\$ 329,474	\$ 177,447	\$ 340,186	\$ 347,930					\$ 124,807		\$ 3,995,550																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Non dwelling rent	91,141							8,706									99,847																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Total Operating Revenues	2,766,847						329,474	177,447	348,892	347,930					124,807		4,095,397																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Operating Expenses:																		Ordinary maintenance and operations	4,431,969	14,344					277,566	195,921	171,247	178,430					30,261		4,447,027	Administration	8,281,915	2,795,976	45,839				199,983	194,511	152,077	292,178					37,290		8,025,978	Utilities	2,197,035	39,255					274,823	109,735	194,049	166,581					12,219		2,893,697	Protective services	376,873	180					15,644	120,911	5,104	1,161					3,317		644,175	Tenant services	527,954						1,830	1,830	16,101	52,056					19,526		1,402,897	Insurance	636,240	37,637					32,798	29,917	40,046								848,220	Payments in lieu of taxes	65,799																65,799	Bad debts	41,184								4,574	2,363					612		88,741	Other general expenses	(259,858)								1,500	8,222					14,260		1,451,306	Nonroutine maintenance	278,698																278,698	Depreciation	4,095,341	72,491					139,935	137,122	151,356	282,195					140,294		5,046,806	Total Operating Expenses	20,673,150	3,019,475	45,839	2,652,318			954,372	816,332	719,953	999,287					257,779		25,293,344	Operating Loss	(17,906,303)	(3,019,475)	(45,839)	(2,652,318)			(624,898)	(638,885)	(371,061)	(651,357)					(331)		(21,577,947)	Nonoperating Revenues (Expense):																		Direct HUD contributions and grants:																		Public housing modernization	615,032																615,032	Public housing operating subsidies	8,248,545						697,841	528,647	686,808	807,424					35,286		8,268,831	Section 8 grants and subsidies		23,316,952					2,717	18,009		18,416							26,037,672	Other																	654,783	Other governmental grants and subsidies																	3,198,539	Housing assistance payments																	(24,285,919)	Interest income	205,818						14,002	15,441	6,047	11,804					15,030		686,432	Interest expense									(387,350)	(128,126)					(57,138)		(573,614)	Gain on disposition of property and equipment	220,088																220,088	Other	6,502,636	326,966	137,909	985,255			23,906	27,156	5,116	28,582					79		1,757,445	Total Nonoperating Revenues (Expense)	15,792,119	(353,117)	137,909	4,774,101			738,466	589,253	310,621	737,100					(6,743)		16,554,289	Change in Net Assets Before Capital Grants	(2,114,184)	(3,372,592)	92,070	2,121,783			113,568	(49,632)	(60,440)	85,743					(139,715)		(4,603,658)	Capital Grants and Contributions	4,360,749																4,360,749	Change in Net Assets	2,246,565	(3,372,592)	92,070	2,121,783			113,568	(49,632)	(60,440)	85,743					(139,715)		(242,909)	Net Assets, beginning of year	59,813,306	11,596,958	2,314,271	1,193,944			2,204,340	1,881,221	377,800	88,776					6,638		87,420,067	Transfers																		Net Assets, end of year	\$ 62,059,871	\$ 8,224,366	\$ 2,406,341	\$ 3,315,727			\$ 2,317,908	\$ 1,831,589	\$ 317,360	\$ 174,519					\$ 6,307		\$ 87,177,158																																																																								
Ordinary maintenance and operations	4,431,969	14,344					277,566	195,921	171,247	178,430					30,261		4,447,027																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Administration	8,281,915	2,795,976	45,839				199,983	194,511	152,077	292,178					37,290		8,025,978																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Utilities	2,197,035	39,255					274,823	109,735	194,049	166,581					12,219		2,893,697																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Protective services	376,873	180					15,644	120,911	5,104	1,161					3,317		644,175																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Tenant services	527,954						1,830	1,830	16,101	52,056					19,526		1,402,897																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Insurance	636,240	37,637					32,798	29,917	40,046								848,220																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Payments in lieu of taxes	65,799																65,799																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Bad debts	41,184								4,574	2,363					612		88,741																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Other general expenses	(259,858)								1,500	8,222					14,260		1,451,306																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Nonroutine maintenance	278,698																278,698																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Depreciation	4,095,341	72,491					139,935	137,122	151,356	282,195					140,294		5,046,806																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Total Operating Expenses	20,673,150	3,019,475	45,839	2,652,318			954,372	816,332	719,953	999,287					257,779		25,293,344																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Operating Loss	(17,906,303)	(3,019,475)	(45,839)	(2,652,318)			(624,898)	(638,885)	(371,061)	(651,357)					(331)		(21,577,947)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Nonoperating Revenues (Expense):																		Direct HUD contributions and grants:																		Public housing modernization	615,032																615,032	Public housing operating subsidies	8,248,545						697,841	528,647	686,808	807,424					35,286		8,268,831	Section 8 grants and subsidies		23,316,952					2,717	18,009		18,416							26,037,672	Other																	654,783	Other governmental grants and subsidies																	3,198,539	Housing assistance payments																	(24,285,919)	Interest income	205,818						14,002	15,441	6,047	11,804					15,030		686,432	Interest expense									(387,350)	(128,126)					(57,138)		(573,614)	Gain on disposition of property and equipment	220,088																220,088	Other	6,502,636	326,966	137,909	985,255			23,906	27,156	5,116	28,582					79		1,757,445	Total Nonoperating Revenues (Expense)	15,792,119	(353,117)	137,909	4,774,101			738,466	589,253	310,621	737,100					(6,743)		16,554,289	Change in Net Assets Before Capital Grants	(2,114,184)	(3,372,592)	92,070	2,121,783			113,568	(49,632)	(60,440)	85,743					(139,715)		(4,603,658)	Capital Grants and Contributions	4,360,749																4,360,749	Change in Net Assets	2,246,565	(3,372,592)	92,070	2,121,783			113,568	(49,632)	(60,440)	85,743					(139,715)		(242,909)	Net Assets, beginning of year	59,813,306	11,596,958	2,314,271	1,193,944			2,204,340	1,881,221	377,800	88,776					6,638		87,420,067	Transfers																		Net Assets, end of year	\$ 62,059,871	\$ 8,224,366	\$ 2,406,341	\$ 3,315,727			\$ 2,317,908	\$ 1,831,589	\$ 317,360	\$ 174,519					\$ 6,307		\$ 87,177,158																																																																																																																																																																																																																																																																																																																																				
Direct HUD contributions and grants:																		Public housing modernization	615,032																615,032	Public housing operating subsidies	8,248,545						697,841	528,647	686,808	807,424					35,286		8,268,831	Section 8 grants and subsidies		23,316,952					2,717	18,009		18,416							26,037,672	Other																	654,783	Other governmental grants and subsidies																	3,198,539	Housing assistance payments																	(24,285,919)	Interest income	205,818						14,002	15,441	6,047	11,804					15,030		686,432	Interest expense									(387,350)	(128,126)					(57,138)		(573,614)	Gain on disposition of property and equipment	220,088																220,088	Other	6,502,636	326,966	137,909	985,255			23,906	27,156	5,116	28,582					79		1,757,445	Total Nonoperating Revenues (Expense)	15,792,119	(353,117)	137,909	4,774,101			738,466	589,253	310,621	737,100					(6,743)		16,554,289	Change in Net Assets Before Capital Grants	(2,114,184)	(3,372,592)	92,070	2,121,783			113,568	(49,632)	(60,440)	85,743					(139,715)		(4,603,658)	Capital Grants and Contributions	4,360,749																4,360,749	Change in Net Assets	2,246,565	(3,372,592)	92,070	2,121,783			113,568	(49,632)	(60,440)	85,743					(139,715)		(242,909)	Net Assets, beginning of year	59,813,306	11,596,958	2,314,271	1,193,944			2,204,340	1,881,221	377,800	88,776					6,638		87,420,067	Transfers																		Net Assets, end of year	\$ 62,059,871	\$ 8,224,366	\$ 2,406,341	\$ 3,315,727			\$ 2,317,908	\$ 1,831,589	\$ 317,360	\$ 174,519					\$ 6,307		\$ 87,177,158																																																																																																																																																																																																																																																																																																																																																						
Public housing modernization	615,032																615,032																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Public housing operating subsidies	8,248,545						697,841	528,647	686,808	807,424					35,286		8,268,831																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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Interest income	205,818						14,002	15,441	6,047	11,804					15,030		686,432																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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Gain on disposition of property and equipment	220,088																220,088																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Other	6,502,636	326,966	137,909	985,255			23,906	27,156	5,116	28,582					79		1,757,445																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Total Nonoperating Revenues (Expense)	15,792,119	(353,117)	137,909	4,774,101			738,466	589,253	310,621	737,100					(6,743)		16,554,289																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Change in Net Assets Before Capital Grants	(2,114,184)	(3,372,592)	92,070	2,121,783			113,568	(49,632)	(60,440)	85,743					(139,715)		(4,603,658)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Capital Grants and Contributions	4,360,749																4,360,749																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Change in Net Assets	2,246,565	(3,372,592)	92,070	2,121,783			113,568	(49,632)	(60,440)	85,743					(139,715)		(242,909)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Net Assets, beginning of year	59,813,306	11,596,958	2,314,271	1,193,944			2,204,340	1,881,221	377,800	88,776					6,638		87,420,067																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Transfers																		Net Assets, end of year	\$ 62,059,871	\$ 8,224,366	\$ 2,406,341	\$ 3,315,727			\$ 2,317,908	\$ 1,831,589	\$ 317,360	\$ 174,519					\$ 6,307		\$ 87,177,158																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Net Assets, end of year	\$ 62,059,871	\$ 8,224,366	\$ 2,406,341	\$ 3,315,727			\$ 2,317,908	\$ 1,831,589	\$ 317,360	\$ 174,519					\$ 6,307		\$ 87,177,158																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								

See independent auditors' report on combining information.

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**MINUTES OF THE
RESIDENT ADVISORY BOARD MEETING
DISCUSSION OF THE ANNUAL AGENCY PLAN**

Wednesday, January 5, 2011

The Resident Advisory Board met at 2:30 p.m. to discuss the Annual Agency Plan on Wednesday, January 5, 2011 at the Housing Authority of the City of Tulsa, 415 E. Independence, Tulsa, Oklahoma.

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

Andrea Peter	Hewgley Terrace
Glenda Hicks	LaFortune Tower
Ken Johnson	Pioneer Plaza
Steven Smith	Riverview Park
Miguel Macias	Sandy Park
Teyana Joy Hawkins	Section 8
Aarthur Gaines	Section 8

Housing Authority of the City of Tulsa (THA) staff present:

LaDeanna Anderson	Don Hammons
James Caligone	Barbara Henderson
Terri Cole	Michael Hickman
Michelle Cunningham	Sharon Lovett
Tiertia Francis	Robert Rycraw
Melody Garner	Scott Tobey
Angela Genn	Paulette Watson
Leslie Gross	Stephanie Wood

Don Hammons, Executive Vice President/Chief Financial Officer, opened the meeting and introduced himself and Tiertia Francis, Compliance Auditor.

Mr Hammons stated that the Annual Agency Plan is a required submission made to the Department of Housing and Urban Development (HUD) under the Annual Consolidated Contract (ACC), which provides the majority of funding to the Housing Authority of the City of Tulsa (THA). He explained the importance of the Agency Plan to THA funding, noting that approval of the submission is required for HUD to release monies for Capital Fund programs, which are used for rehabilitation and modernization on Public Housing sites. The Agency Plan is also reviewed by the City of Tulsa. The City of Tulsa is part of the plan jurisdiction for HUD's purposes, and receives HUD monies through the HOME program, CDBG funds and shelter

grants. THA's Agency Plan must be in alignment with the City's Consolidated Plan, specifically the section titled Housing Needs. Mr. Hammons stated that the meeting with the Resident Advisory Board (RAB) is a step in the process of completing the Agency Plan and following their review of the updates, their comments and responses to those comments would be included in the plan. Any comments made following the meeting would need to be submitted to the site Service Coordinator no later than Wednesday, January 12, 2011. All comments would receive a return response. Next step in the process will be to publicize/advertise a Public Hearing to be held at the Regular THA Board of Directors Meeting, to provide an opportunity for public comment. The Agency Plan will then be presented to the Mayor for review and signature, which will certify that the plan is in accordance with the City's Consolidated Plan. The final step is the submission to HUD for approval.

Mr. Hammons stated that last year, 2010, was the first year of the Five Year Agency Plan which contained new goals and new objectives. Each year for the next four years, any updates are submitted as an Annual Plan Update to be incorporated into the Five Year Agency Plan, which requires resubmission to HUD. The purpose of the RAB meeting is to explain the updates made to the plan and to allow a time for questions and comments. Mr. Hammons described details of the various fields contained in form HUD-50075.

Tiertia Francis, Compliance Auditor, beginning at section 6.0 PHA Plan Updates, stated that although there are many elements, only a small number of them changed. She noted the first as Plan Element 1 Eligibility, Selection and Admission Policies including Deconcentration and Wait List Procedures with component Deconcentration being the only change. Three properties were found to fall outside the percentage perimeters; therefore the Deconcentration Policy addresses the actions that would be taken to bring those properties within the average income percentages.

Ms. Francis directed RAB members to the location of Attachment A that pertains to Plan Element 2 Financial Resources. This element lists the sources of Plan income, the uses of the income, and the income that is anticipated to be received.

Ms. Francis stated that Plan Elements 3 through 6 contained no changes and therefore were not required as a HUD submission. Plan Element 7 Community Service and Self Sufficiency describes various resources that are available to aid in education, job training, and transport to

those resources as well as other needs. Also included in this element are agencies that collaborate with THA to provide various services at Public Housing communities such as help with recreation, help to fight crime or childhood education, or intervention in a domestic violence situation through aid from Domestic Violence Intervention Services (DVIS). Needs assessments are conducted at the sites to determine the need for various services and efforts ensue to encourage resident participation in those programs. Grant Administration is a component of Element 7 and considers various ways to identify potential funding and their uses at the property.

Elements 8 and 9 contained no changes and therefore were not required as a HUD submission. Ms. Francis stated that although there was no change to Element 10 Civil Rights Certification, it is required to be included as part of our policy and submission to HUD. This element outlines our policy and rights in Assisted Housing with Fair Housing Rights and Civil Rights both in the Public Housing aspect and Section 8 program.

Ms. Francis stated that Plan Element 11 Fiscal Year Audit is a required submission. The audit is entity wide for years ended June 30, 2009 and 2008, and referenced as Attachment B. A more current audit will be included for submission to HUD when it is received. Mr. Hammons informed meeting attendees that the audit years ended June 30, 2010 and 2009 is in draft form at this time, but when it is published, a copy will be kept on file with the Tulsa City County Library as well as submitted with the Annual Agency Plan.

Plan Element 12 did not change, so will not be submitted to HUD. Ms. Francis stated that Plan Element 13 Violence Against Women Act (VAWA) dealing with domestic violence, stalking and how THA responds to those situations, had only a minor wording change to comply with regulations, but the policy remains the same.

Ms. Francis directed attention to Section 6.0(b) 2010 Annual Plan Availability, to make known where the Agency Plan can be found. This section lists locations as the THA website, Central office location as well as each address associated with THA public housing management offices and Resident Association offices and specific Section 8 sites. Ms. Francis requested meeting attendees, whether staff member or resident, to sign the attendance log if they had not yet had the opportunity to do so.

Mr Hammons directed attention to Section 7.0 Attachments which address the following parts: 7.0 (a) HOPE VI / Mixed Finance Modernization or Development, stating that HOPE VI is a finished project that was originally Osage Hills Apartments consisting of over 400 units, but was rebuilt down to approximately 245 units which are tax credit (rent controlled, income based apartments). It also contains public housing units for very low income in which THA funds a subsidy to operate the units and as well as improvements with CFP funds. Mr Hammons mentioned Replacement Public Housing, and stated that if a unit has been demolished per HUD regulations, THA will be provided funding to rebuild. With that in mind, in this next year THA will finish a Development Proposal for submission to HUD for the rebuilding of 5 units, or cottages which would be built around a high-rise apartment building, such as LaFortune Towers.

Mr Hammons explained the update to 7.0 (b) Demolition and/or Disposition, stating that per our ACC contract with HUD, if a unit is given to THA by HUD, THA must continue to provide that unit. If the unit has been burned down or demolished in some way, THA must either use insurance to rebuild it, or approval must be received from HUD to not rebuild it. If THA were to choose not to rebuild the unit, funding for the original unit would be surrendered. A Demolition Disposition was made to have 4 Public Housing units removed from Comanche Park Apartments that were damaged beyond repair a few years ago. These 4 ground level units were damaged beyond repair. The THA Board voted to rebuild these units at another location. As an update to the plan, THA received acknowledgment that HUD has approved the demolition and part of that funding will be used to rebuild the units at another location.

Mr. Hammons stated that the element Part 7.0 (c) Conversion of Public Housing is not applicable to THA, and not a required element to be submitted to HUD. It refers to converting Public Housing stock to some other type of housing such as selling it and acquiring project based vouchers, which is something that THA has no interest in pursuing.

Addressing the next element, Part 7.0 (d) Homeownership, Mr. Hammons stated this information is included in the plan to make all aware that THA participates in homeownership initiatives. The initiative applicable to this plan is the Section 32 Homeownership program with specific HUD regulations designating 163 single family homes of the Scattered Site properties to be eligible for purchase by qualified low income individuals. To date, THA has sold one home.

The next sections are a major part of the Annual Agency Plan, with the Capital Funds Program Nearly 4 million dollars is received each year for use in modernization, security and other issues.

Mr. Hammons stated that Section 8.1 Attachments lists grant numbers that are specific so that HUD can identify them. For a detail of those grants, attachments C, D and E are contained in the materials distributed for review. The attachments represent the Capital Fund Budgets for each year a Capital Fund was submitted to HUD. The budgets depict where the money is being spent for each year. The budgets are sent to HUD and only following approval can the monies be accessed for use. The budgets cover each year and are site by site. Mr. Hammons stated that the importance of these budgets to the residents is that they can look at the budget for their site and see what Capital Fund expenditures are planned for their property. The Capital Improvements department of THA, who is responsible for administering the funds, met at each site to review the plans for that specific site with residents. Staff does physical needs assessment in order to prioritize use of the funds for each site, and then posts the physical needs, which are the top priorities for the site, in order to receive resident comment. Mr. Hammons reiterated that these budgets only represent Capital Fund dollars and are different from another budget called Operating Subsidy which is a site specific budget from which utilities are paid, as well as management and maintenance staff and maintenance materials.

Ms. Francis addressed the elements in Section 10.0 Attachment, beginning with Section 10.0 (a) Progress in Meeting Mission and Goals. Last year, as part of the Five-Year Plan, goals were established by the various departments. This year, the Annual Agency Plan takes a look at progress, at how those goals are being met. Ms. Francis commented on the Community Relations Goal, that their efforts are still on going as they seek to discover the most beneficial programs for their residents, look at what is working, as well as seeking funding for those programs and resident needs, to better serve resident population.

Referencing Development Goals, Ms. Francis stated that a contract with AMERESCO had been signed for energy services, though due to unavailable financing THA had to terminate that program. Currently a grant revision is in the works so that it can be submitted to HUD.

Construction Services Goals saw a completion of the Riverview exterior modernization project, which received great reviews. Next up will be a focus at Sandy Park, also with plans for major exterior modernization.

In reference to the Security Goal, Ms. Francis stated that individual Investigators are assigned to specific properties and are meeting monthly with the property staff and the residents. Additional grants have been received to supplement security expenditures.

In working to meet the Housing Operations Goal, the first 6 chapters of the Public Housing Occupancy Policy have been completed and progress continues on the remaining chapters. Various staff training is ongoing with those out on property and in the office.

A major component of the Housing Choice Voucher Goal is Leasing Fairs, which are a "one-stop-shop" for Voucher holders to attend and meet with several Landlords at one time. Voucher holders are able to meet Landlords, place a rental application, and learn of available resources. THA has a booth at the Leasing Fair with Inspectors present to answer tenant and landlord related questions. Another accomplishment for the Housing Choice Voucher program is TulsaHousingSearch.org, a housing locator service launched in Tulsa County in April of 2010. This is a great free service for both tenants and landlords. Landlords can list pictures, maps and property amenities and tenants can select the type of property they are looking for, rent amount, or enter an address for their preferred area to locate available properties. A full time Landlord Relations Specialist is on staff and fields questions from Landlords, organizes Leasing Fair events for Landlords and Tenants to aid in occupancy, as well as retains membership in various housing organizations to benefit and further advocate for THA.

Ms. Francis addressed the elements in Section 11.0 (a-f) Required Submission for HUD Field Office Review noting there are many certifications that will require a signature from various individuals such as Chairperson of the Board, THA President, and even the Mayor of the City of Tulsa. The various forms certify compliance in Capital Funds, HUD regulations, THA's operation of a drug free workplace, and confirmation that THA is not engaging in lobbying activities. Also to be added to the Annual Agency Plan are minutes of this meeting and comments made at this meeting by the Resident Advisory Board.

In conclusion, Mr. Hammons stated that all updates were reviewed. He requested comments from the Resident Advisory Board in response to the presented updates with the deadline for response as Wednesday, January 12, 2011 by 5:00 p.m., which is when THA offices close for the day. Any comments made following the conclusion of the meeting are to be submitted to the site Service Coordinator either in writing, email or other method that can be used to document the comment. Service Coordinators will submit the comments for inclusion in the Annual Agency Plan, which will also include a response to the comment. Mr. Hammons asked again for comments.

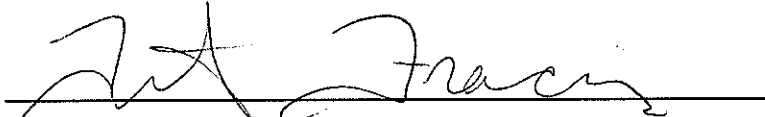
Mr. Miguel Macias of Sandy Park Apartments voiced concerns of speeding traffic within the complex, specifically past the children's playground area. Mr. Macias stated he contacted the City of Tulsa to request the installation of speed bumps to slow the speeding vehicles and was told to contact THA. He said he had reached a dead end and was stuck between Title 19. Mr. Macias said about 8 speed bumps should resolve the problem. Mr. Hammons clarified that there were currently no speed bumps in place, and he would forward Mr. Macias' concerns to the appropriate individual and a response would be made to his concern.

Mr. Hammons, once again informed RAB of the January 12, 2011 deadline for submission of comments. Ms. Francis, reminded meeting attendees to sign the attendance log if they had not yet had the opportunity.

The meeting was adjourned at 3:10 p.m.



Don Hammons, Executive Vice President/Chief Financial Officer



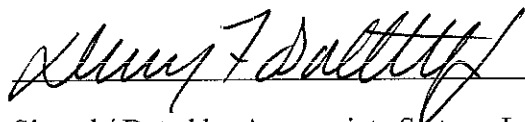
Tertia Francis, Compliance Auditor

**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 Barlett 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



FEB 25 2011

Signed / Dated by Appropriate State or Local Official

**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 Chairman 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 2011, 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__ - 20__

Annual PHA Plan for Fiscal Years 20¹¹ - 20¹²

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)

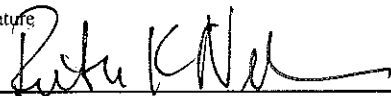
Name of Authorized Official

Ruth K Nelson

Title

Chair, Board of Commissioners

Signature



Date

3/28/11

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.

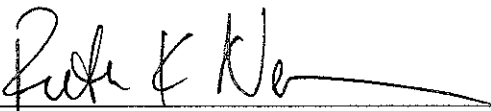
Housing Authority of the City of Tulsa

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 Ruth K Nelson	Title Chair, Board of Commissioners
Signature 	Date 3/28/11

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name _____

Program/Activity Receiving Federal Grant Funding _____

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

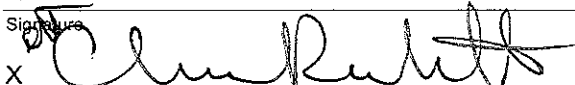
2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code Identify each sheet 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 3/28/2011

**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.

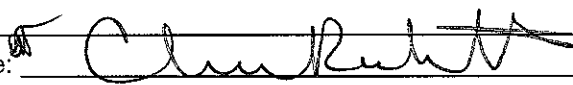
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U S C 1001 1010, 1012; 31 U S C 3729 3802)

Name of Authorized Official Chea Redditt	Title President/Chief Executive Officer
Signature 	Date (mm/dd/yyyy) 3/28/2011

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> NA a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> NA a. bid/offer/application b. initial award c. post-award	3. Report Type: <input type="checkbox"/> NA a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: ^{4c}	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: NA Congressional District, if known:	
6. Federal Department/Agency: NA	7. Federal Program Name/Description: NA CFDA Number, if applicable: <u>NA</u>	
8. Federal Action Number, if known: NA	9. Award Amount, if known: \$ NA	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): NA	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): NA	
11. 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:  Print Name: <u>Chea Redditt</u> Title: <u>President/CEO</u> Telephone No.: <u>918-581-5722</u> Date: <u>3/28/11</u>	
Federal Use Only:		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.

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	Replacement Housing Factor Grant No:	FFY of Grant:
PHA Name:		Capital Fund Program Grant No:	OK56R07350105	2005
Housing Authority of the City of Tulsa		Date of CFFP:		FFY of Grant Approval:
				2005
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no.2)		
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010	<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹
		Original		Obligated
				Expended
1	Total non-CFF Funds			
2	1406 Operations (may not exceed 20% of line 21) ³			
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 Improvement			
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 ⁴	\$93,545.00	\$93,545.00	\$6,615.00
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 lines 2 – 19)	\$93,545.00	\$93,545.00	\$6,615.00
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			

¹ To be completed for the Performance and Evaluation Report.


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

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

⁴ RHF funds shall be included here.

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

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

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: OK56R07350105	FFY of Grant: 2005 FFY of Grant Approval: 2005
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010	<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	Revised ²	Total Actual Cost ¹
	Original	Obligated	Expended
Signature of Executive Director 	Date 1/12/11	Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Tulsa			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350105			Federal FFY of Grant: 2005		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
LaFortune Tower OK073000013	DEVELOPMENT ACTIVITIES Replacement Housing Development	1499	1	\$93,545.00	\$93,545.00	\$6,615.00	\$0.00	
	CONTINGENCY			\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL BUDGET			\$93,545.00	\$93,545.00	\$6,615.00	\$0.00	

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

Part II: Supporting Pages										
PHA Name: Housing Authority of the City of Tulsa		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350105			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		Total Actual Cost	Status of Work			
				Original	Revised ¹			Funds Obligated ₂	Funds Expended ₂	

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

Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: 2005	Reasons for Revised Target Dates ¹
PHA Name: Housing Authority of the City of Tulsa	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
	Development Number Name/PHA-Wide Activities	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date
LaFortune Tower					
OK07300013	10/27/2011		10/27/2013		

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

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 III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Tulsa Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2005	Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		

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

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 Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor Grant No: OK56R07350106	FFY of Grant: 2006 FFY of Grant Approval: 2006
PHA Name: Housing Authority of the City of Tulsa				
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1)	Total Actual Cost ¹	
Line	Summary by Development Account	Total Estimated Cost	Obligated	Expended
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) ³			
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 Improvement			
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 ⁴	\$96,235.00		
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 lines 2 – 19)	\$96,235.00		
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			

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

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

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

Part I: Summary		FFY of Grant: 2006	
PHA Name: Housing Authority of the City of Tulsa		FFY of Grant Approval: 2006	
Grant Type and Number Capital Fund Program Grant No: Date of CFFP:		Replacement Housing Factor Grant No: OK56R07350106	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Reserve for Disasters/Emergencies <input type="checkbox"/>			
Summary by Development Account		Total Estimated Cost	
Line		Revised ²	
Signature of Executive Director		Obligated	
Date		Total Actual Cost ¹	
12/11		Expended	
Signature of Public Housing Director		Date	

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

PHA Name: Housing Authority of the City of Tulsa		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350106		CFPP (Yes/No): NO		Federal FFY of Grant: 2006		
				Total Estimated Cost		Total Actual Cost		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
				LaFortune Tower OK073000013	DEVELOPMENT ACTIVITIES Replacement Housing Development	1499	1	
	CONTINGENCY			\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL BUDGET			\$96,235.00	\$104,377.00	\$0.00	\$0.00	

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Tulsa		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350106			CFFP (Yes/No): NO			Federal FFY of Grant: 2006	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²		

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Tulsa	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2006
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	Reasons for Revised Target Dates ¹
LaFortune Tower					
OK073000013	10/27/2011		10/27/2013		

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

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 III: Implementation Schedule for Capital Fund Financing Program				
PHA Name: Housing Authority of the City of Tulsa				Federal FFY of Grant: 2006
Development Number Name/PHA-Wide Activities	All Fund 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

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

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 Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor Grant No: OK56R07350107	FFY of Grant: 2007 FFY of Grant Approval: 2007
PHA Name: Housing Authority of the City of Tulsa				
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1)	
Summary by Development Account		Total Estimated Cost	Revised ²	Total Actual Cost ¹
Line		Original		Obligated
				Expended
1	Total non-CFF Funds			
2	1406 Operations (may not exceed 20% of line 21) ³			
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 Improvement			
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 ⁴	\$113,534.00	\$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 lines 2 – 19)	\$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			

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

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

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

Part I: Summary			
PHA Name: Housing Authority of the City of Tulsa		Grant Type and Number Capital Fund Program Grant No: Date of CFPP:	Replacement Housing Factor Grant No: OK56R07350107
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Reserve for Disasters/Emergencies		FFY of Grant: 2007 FFY of Grant Approval: 2007	
Summary by Development Account		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Total Estimated Cost	Revised ²	Total Actual Cost ¹
	Original	Obligated	Expended
Signature of Executive Director <i>[Signature]</i>		Signature of Public Housing Director Date 1/12/11	

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Tulsa		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350107				Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
LaFortune Tower	DEVELOPMENT ACTIVITIES	1499		\$113,534.00	\$113,534.00	\$0.00	\$0.00		
OK073000013	Replacement Housing Development		1	\$113,534.00	\$113,534.00	\$0.00	\$0.00		
	CONTINGENCY			\$0.00	\$0.00	\$0.00	\$0.00		
	TOTAL BUDGET			\$113,534.00	\$113,534.00	\$0.00	\$0.00		

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

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												
PHA Name: Housing Authority of the City of Tulsa	Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OK56R07350107		Quantity	Development Account No.	Total Estimated Cost		Federal FFY of Grant: 2007		Status of Work	
			CFFP (Yes/No):	NO			Original	Revised ¹	Funds Obligated ²	Funds Expended ²		

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Tulsa					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant:
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	Reasons for Revised Target Dates ¹
LaFortune Tower					
OK073000013	10/27/2011		10/27/2013		

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

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

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

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


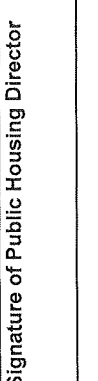
Part I: Summary		Grant Type and Number		FFY of Grant	
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007	
Housing Authority of the City of Tulsa		Date of CFFP:		2007	
		Replacement Housing Factor Grant No:			
Type of Grant		Total Estimated Cost		Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement		Original		Revised ²	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		Revised ²		Obligated	
<input type="checkbox"/> Reserve for Disasters/Emergencies		Revised ²		Expended	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		Revised ²		Expended	
<input type="checkbox"/> Final Performance and Evaluation Report		Revised ²		Expended	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$96,565.65	\$96,565.65	\$96,565.65	\$23,713.79
3	1408 Management Improvements	\$685,055.50	\$751,055.50	\$750,657.67	\$569,680.06
4	1410 Administration (may not exceed 10% of line 21)	\$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	\$121,762.60	\$115,532.35
8	1440 Site Acquisition				
9	1450 Site Improvements	\$365,184.35	\$297,284.35	\$287,115.13	\$287,115.13
10	1460 Dwelling Structures	\$1,099,900.00	\$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
12	1470 Non-dwelling Structures	\$208,547.00	\$208,547.00	\$208,547.00	\$208,547.00
13	1475 Non-dwelling Equipment	\$231,600.00	\$120,500.00	\$104,684.39	\$104,684.39
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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
20	Amount of Annual Grant: (sum of line 2-10)	\$3,743,634.00	\$3,743,634.00	\$3,684,851.34	\$3,424,791.62
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$42,300.00	\$21,896.00	\$21,896.00	\$21,896.00
23	Amount of line 20 Related to Security - Soft Costs	\$287,493.65	\$380,090.13	\$380,090.13	\$380,090.13
24	Amount of line 20 Related to Security - Hard Costs	\$49,500.00	\$95,652.34	\$95,499.34	\$95,499.34
25	Amount of line 20 Related to Energy Conservation Measures	\$387,000.00	\$615,396.74	\$427,994.33	\$515,859.37

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary		Grant Type and Number		FFY of Grant
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007
Housing Authority of the City of Tulsa		Date of CFFP:		FFY of Grant Approval:
		Replacement Housing Factor Grant No:		2007
Type of Grant				
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report		
Line		Total Actual Cost¹		
Summary by Development Account		Total Estimated Cost	Revised ²	Obligated
		Original		Expended
Signature of Executive Director		Signature of Public Housing Director		Date
				11/4/11

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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:		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 ¹		
	OPERATING EXPENSES	1406		\$96,565.65	\$72,851.86	\$72,851.86	\$0.00
	MANAGEMENT IMPROVEMENTS	1408		\$389,055.50	\$369,733.21	\$369,335.38	\$188,357.77
	Security	419102	1 ad	\$0.00	\$303.84	\$303.84	Complete
	Salaries	419103		\$192,055.50	\$211,965.37	\$211,965.37	In Progress
	Staff Training	419105	1	\$15,000.00	\$15,000.00	\$14,602.17	In Progress
	Computer Software	419106	2	\$12,000.00	\$10,464.00	\$10,464.00	Complete
	Facility Officers	419108	1	\$100,000.00	\$0.00	\$0.00	Complete
	Management Improvement Trainer	419109	1	\$66,000.00	\$132,000.00	\$132,000.00	In Progress
	ADMINISTRATION	1410		\$374,363.40	\$374,363.40	\$374,363.40	
	Non Technical Salaries	141001	6	\$41,720.00	\$41,720.00	\$41,720.00	Complete
	Technical Salaries	141002	7	\$219,021.40	\$219,021.40	\$219,021.40	Complete
	Benefits	141009	7	\$97,622.00	\$97,622.00	\$97,622.00	Complete
	Sundry Admin. Costs	141019	1 lumps sum	\$16,000.00	\$16,000.00	\$16,000.00	Complete
	FEES AND COSTS	1430		\$177,162.60	\$37,400.00	\$5,000.00	
	A/E Fees	143001	1 contract	\$50,000.00	\$32,400.00	\$0.00	In Progress
	Consultant Fees	143002	1 contract	\$25,000.00	\$5,000.00	\$5,000.00	In Progress
	Contract Coordinators	143003		\$102,162.60	\$0.00	\$0.00	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/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	
				Funds Obligated ²	Funds Expended ²	
OK073000000	CENTRAL OFFICE			\$235,600.00	\$206,981.41	\$191,165.80
	SITE IMPROVEMENTS	1450		0	\$350.00	\$350.00
	Parking & Paving	145002	1 ad	0	\$350.00	\$350.00 Complete
	DWELLING EQUIPMENT	1465		\$5,000.00	\$69.00	\$69.00
	Replacement Window A/C Units	146504	50	\$0.00	\$69.00	\$69.00 Complete
	Fire Suppression	146510	1 unit	\$5,000.00	\$0.00	\$0.00 Complete
	NON DWELLING STRUCTURES	1470		\$27,500.00	\$104,456.70	\$104,456.70
	Carpet	147003	0	\$15,000.00	\$0.00	\$0.00 Complete
	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 Complete
	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

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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 ¹		
	CENTRAL OFFICE						
	NON DWELLING EQUIPMENT	1475		\$203,100.00	\$102,105.71	\$86,290.10	
	Computer Hardware	147501	25	\$45,000.00	\$24,999.79	\$17,625.12	In Progress
	Copiers	147502	3	\$35,500.00	\$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	\$28,295.99	\$20,008.05	In Progress
	Security Equipment	147511	1 system	\$5,000.00	\$48,809.93	\$48,656.93	In Progress
OK073000001	TOTAL SEMINOLE HILLS			\$36,847.07	\$105,356.12	\$105,356.12	
	SITE IMPROVEMENTS	1450		\$19,800.00	\$0.00	\$0.00	
	Parking & Paving	145002	480 sqft	\$2,400.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	2000 sqft	\$2,400.00	\$0.00	\$0.00	
	Sewer Line Replacement	145005	100 ft	\$15,000.00	\$0.00	\$0.00	
	DWELLING STRUCTURE	1460		\$7,000.00	\$89,151.57	\$89,151.57	Complete
	Painting	146003	30 bldgs	\$0.00	\$89,151.57	\$89,151.57	
	HVAC	146010	0	\$4,500.00	\$0.00	\$0.00	
	Kitchen Reno/504	146013	0	\$2,500.00	\$0.00	\$0.00	
	FEES AND COSTS	1430		\$0.00	\$6,193.54	\$6,193.54	
	Contract Coordinators	143003	# Coordinator	\$0.00	\$6,193.54	\$6,193.54	Complete
	NON DWELLING EQUIPMENT	1475		\$0.00	\$1,451.66	\$1,451.66	
	Security Equipment	147511	1 unit	\$0.00	\$1,451.66	\$1,451.66	Complete
	DWELLING EQUIPMENT	1465		\$5,103.04	\$0.00	\$0.00	
	Ranges & Refrigerators	146503	0	\$5,103.04	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$4,944.03	\$8,559.35	\$8,559.35	
	Security	419102	1 contract	\$4,944.03	\$8,463.56	\$8,463.56	Complete
	Computer Software	419106	1	\$0.00	\$95.79	\$95.79	Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: 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 ¹		
				Funds Obligated ²	Funds Expended ²		
OK073000002	TOTAL WHITLOW TOWN HOMES			\$12,217.62	\$4,018.10	\$4,018.10	
	FEES AND COSTS	1430		\$0.00	\$134.24	\$134.24	
	Contract Coordinators	143003	1	\$0.00	\$134.24	\$134.24	Complete
	SITE IMPROVEMENTS	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	
	DWELLING EQUIPMENT	1465		\$2,551.52	\$0.00	\$0.00	
	Ranges & Refrigerators	146503	0	\$2,551.52	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	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	TOTAL GOMANCHE PARK			\$340,163.49	\$260,854.72	\$260,854.72	
	FEES AND COSTS	1430		\$0.00	\$8,377.09	\$8,377.09	
	Contract Coordinators	143003		\$0.00	\$8,377.09	\$8,377.09	In Progress
	SITE IMPROVEMENTS	1450		\$34,400.00	\$30,803.00	\$30,803.00	
	Parking/Paving 504	145002	0	\$2,400.00	\$21,896.00	\$21,896.00	
	Sewer Line Replacement	145005	0	\$25,000.00	\$0.00	\$0.00	
	Gas System Upgrade	145007	1	\$5,000.00	\$757.00	\$757.00	Complete
	Sidewalks	145016	85 ft	\$2,000.00	\$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		CFEP (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/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OK073000003	COMANCHE PARK DWELLING STRUCTURES	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
	NON DWELLING STRUCTURES	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
	NON DWELLING EQUIPMENT	1475		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$114,687.46	\$160,595.38	\$160,595.38	\$160,595.38	
	Security	419102	1 contract	\$114,687.46	\$160,408.56	\$160,408.56	\$160,408.56	In Progress
	Computer Software	419106	1	\$0.00	\$186.82	\$186.82	\$186.82	In Progress
	DWELLING EQUIPMENT	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

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Part II: Supporting Pages		Grant Type and Number		Capital Fund Program Grant No: OK56PO7350107		CFFP (Yes/No):		Federal FFY of Grant:	
PHA Name:		Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:				2007	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Total Actual Cost	Funds Expended ²	Status of Work
OK074000004	TOTAL PIONEER PLAZA			\$220,887.40	\$295,225.70	\$295,225.70		\$295,225.70	
	FEES AND COSTS	1430		\$0.00	\$8,849.05	\$8,849.05		\$8,849.05	
	Contract Coordinators	143003	3	\$0.00	\$8,849.05	\$8,849.05		\$8,849.05	Complete
	SITE IMPROVEMENTS	1450		\$14,500.00	\$0.00	\$0.00		\$0.00	
	Site Drainage	145003	4500 ft2	\$4,500.00	\$0.00	\$0.00		\$0.00	
	Sewer Lines	145001	0	\$5,000.00	\$0.00	\$0.00		\$0.00	
	Landscaping	145011	0	\$5,000.00	\$0.00	\$0.00		\$0.00	
	DWELLING STRUCTURES	1460		\$57,500.00	\$276,313.86	\$276,313.86		\$276,313.86	
	Door Replacement	146006	0	\$22,500.00	\$0.00	\$0.00		\$0.00	
	Window Replacement	146001	40	\$0.00	\$218,156.33	\$218,156.33		\$218,156.33	Complete
	Tub Surrounds	146011	0	\$10,000.00	\$0.00	\$0.00		\$0.00	
	Replace Kitchen Cabinets	146013	0	\$25,000.00	\$0.00	\$0.00		\$0.00	
	Shower Replacement	146023	20	\$0.00	\$58,157.53	\$58,157.53		\$58,157.53	Complete
	DWELLING EQUIPMENT	1465		\$135,250.00	\$239.01	\$239.01		\$239.01	
	Fire System Upgrade	146510	1 ad	\$1,000.00	\$239.01	\$239.01		\$239.01	Complete
	FEL	146501	0	\$12,500.00	\$0.00	\$0.00		\$0.00	
	Heating System	146502	0	\$100,000.00	\$0.00	\$0.00		\$0.00	
	Generator	146507	0	\$1,500.00	\$0.00	\$0.00		\$0.00	
	Elevator Upgrade	146506	0	\$10,000.00	\$0.00	\$0.00		\$0.00	
	HVAC Replacement	146504	0	\$5,000.00	\$0.00	\$0.00		\$0.00	
	Ranges & Refrigerators	146503	0	\$5,250.00	\$0.00	\$0.00		\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$7,637.40	\$9,823.78	\$9,823.78		\$9,823.78	
	Security	419102	1 Contract	\$7,637.40	\$9,694.03	\$9,694.03		\$9,694.03	Complete
	Computer Software	419106	1	\$0.00	\$129.75	\$129.75		\$129.75	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 ¹		
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	complete
OK073000005	TOTAL APACHE MANOR MANAGEMENT IMPROVEMENTS	1408		\$214,895.85 \$112,506.35	\$433,868.85 \$136,445.15	\$433,868.85 \$136,445.15	
	Security	419102	1 Contract	\$0.00	\$136,336.45	\$136,336.45	Complete
	Computer Software	419106	1	\$0.00	\$108.70	\$108.70	Complete
	FEES AND COSTS	1430		\$0.00	\$10,836.58	\$10,836.58	
	Contract Coordinators	143003	5	\$0.00	\$10,836.58	\$10,836.58	Complete
	SITE IMPROVEMENTS	1450		\$49,900.00	\$8,696.00	\$8,696.00	
	Paving/Parking/504	145002	480 ft2	\$2,400.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	4800 ft2	\$5,000.00	\$0.00	\$0.00	
	Gas System Upgrade	145007	4 units	\$5,000.00	\$546.00	\$546.00	Complete
	Mailbox Enclosure	145013	0	\$12,500.00	\$0.00	\$0.00	
	Sidewalks	145016	650 ft	\$10,000.00	\$0.00	\$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/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised ¹		
OK073000005	APACHE MANOR						
	DWELLING STRUCTURES	1460		\$35,000.00	\$249,919.32	\$249,919.32	
	Siding & 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	
	DWELLING EQUIPMENT	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	
	NON DWELLING EQUIPMENT	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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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 ¹		
OK073000006	TOTAL MOHAWK MANOR			\$96,464.38	\$32,383.56	\$32,383.56	\$31,583.56
	FEES AND COSTS	1430		\$0.00	\$6,800.20	\$6,800.20	\$6,000.20
	Architect/Engineering fees	143001		\$0.00	\$800.00	\$800.00	\$0.00
	Contract Coordinators	143003	3	\$0.00	\$6,000.20	\$6,000.20	\$6,000.20 Complete
	SITE IMPROVEMENTS	1450		\$4,800.00	\$0.00	\$0.00	\$0.00
	Paving/Parking	145002	480 ft2	\$2,400.00	\$0.00	\$0.00	\$0.00
	Drainage/Site Improvements	145003	2400 ft2	\$2,400.00	\$0.00	\$0.00	\$0.00
	DWELLING STRUCTURES	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
	MANAGEMENT IMPROVEMENTS	1408		\$8,390.09	\$8,583.36	\$8,583.36	\$8,583.36
	Security	419102	1 contract	\$8,390.09	\$8,511.35	\$8,511.35	\$8,511.35 Complete
	Computer Software	149106	1	\$0.00	\$72.01	\$72.01	\$72.01 In Progress
	DWELLING EQUIPMENT	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

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program
 Expires 4/30/2011

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

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 ¹		
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	
OK073000007	TOTAL HEWGLEY TERRACE FEES AND COSTS	1430		\$211,604.97	\$54,186.02	\$54,186.02	
	Contract Coordinators	143003	3	\$0.00	\$7,104.56	\$7,104.56	
	SITE IMPROVEMENTS	1450	750 sqft	\$70,300.00	\$0.00	\$0.00	
	Parking/Paving	145002	9000 sqft	\$4,800.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	0	\$18,000.00	\$0.00	\$0.00	
	Sewer Line Replacement	145001	100	\$2,500.00	\$0.00	\$0.00	
	Valve Replacement	145010	0	\$45,000.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460		\$52,500.00	\$0.00	\$0.00	
	Door Replacement	146006	0	\$15,500.00	\$0.00	\$0.00	
	Shower Repair/Replacement	146023	0	\$12,000.00	\$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: 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 ¹		
OK073000007	HEWGLEY TERRACE						
	DWELLING EQUIPMENT	1465		\$49,750.00	\$40,361.74	\$40,361.74	
	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	146501	0	\$7,500.00	\$0.00	\$0.00	
	Ranges & Refrigerators	146503	0	\$5,250.00	\$0.00	\$0.00	
	NON DWELLING STRUCTURES	1470		\$30,000.00	\$0.00	\$0.00	
	Lobby Renovations	147016	0	\$30,000.00	\$0.00	\$0.00	
	NON DWELLING EQUIPMENT	1475		\$2,500.00	\$0.00	\$0.00	
	Security Equipment	147511	1 system	\$2,500.00	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$6,554.97	\$6,719.72	\$6,719.72	
	Security	419102	2	\$6,554.97	\$6,617.82	\$6,617.82	Complete
	Computer Software	419106	1	\$0.00	\$101.90	\$101.90	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 ¹		
OK073000008	TOTAL RIVERVIEW TERRACE			\$104,885.28	\$27,207.06	\$27,207.06	\$25,970.56
	FEES AND COSTS	1430		\$0.00	\$13,310.16	\$13,310.16	\$12,073.56
	Architect/Engineering fees	143001	1	\$0.00	\$9,500.00	\$9,500.00	\$8,263.50 Complete
	Contract Coordinators	143003	2	\$0.00	\$3,810.16	\$3,810.16	\$3,810.16 Complete
	SITE IMPROVEMENTS	1450		\$19,900.00	\$0.00	\$0.00	\$0.00
	Paving/Parking	145002	400 sqft	\$2,400.00	\$0.00	\$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
	DWELLING STRUCTURES	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
	NON DWELLING STRUCTURES	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
	MANAGEMENT IMPROVEMENTS	1408		\$7,654.00	\$8,172.76	\$8,172.76	\$8,172.76
	Security	419102	1 contract	\$7,654.00	\$8,043.68	\$8,043.68	\$8,043.68 Complete
	Computer Software	419106	1	\$0.00	\$129.08	\$129.08	\$129.08 Complete
	DWELLING EQUIPMENT	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

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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		Status of Work
				Original	Revised ¹	
				Funds Obligated ²	Funds Expended ²	
OK073000010	TOTAL SANDY PARK			\$270,214.55	\$71,956.87	\$69,956.87
	FEE AND COSTS	1430		\$0.00	\$4,183.34	\$4,183.34
	Architect/Engineering Fees	143001		\$0.00	\$2,000.00	\$0.00
	Contract Coordinators	143003	3	\$0.00	\$2,183.34	\$2,183.34 Complete
	SITE IMPROVEMENTS	1450		\$31,900.00	\$255.00	\$255.00
	Paving/Parking	145002	0	\$2,000.00	\$0.00	\$0.00
	Drainage/Site Improvements	145003	2000 sqft	\$2,400.00	\$0.00	\$0.00
	Chain Link Fencing	145004	0	\$12,500.00	\$0.00	\$0.00
	Sewer Line Replacement	145005	0	\$10,000.00	\$0.00	\$0.00
	Gas System Upgrade	145007	1	\$5,000.00	\$255.00	\$255.00 Complete
	DWELLING STRUCTURES	1460		\$217,400.00	\$60,000.00	\$60,000.00
	Siding	146002	0	\$150,000.00	\$0.00	\$0.00
	Painting	146003	0	\$50,000.00	\$0.00	\$0.00
	Upgrade Main Building Electrical	146017	0	\$5,000.00	\$0.00	\$0.00
	Water Heaters	146011	0	\$2,400.00	\$0.00	\$0.00
	Termite Treatment/Structural Repairs	146007	0	\$10,000.00	\$0.00	\$0.00
	Shower Replacement	146023	30	\$0.00	\$60,000.00	\$60,000.00 Complete
	MANAGEMENT IMPROVEMENTS	1408		\$8,425.05	\$7,122.53	\$7,122.53
	Security	419102	1 Contract	\$8,425.05	\$7,013.83	\$7,013.83 Complete
	Computer Software	419106	1	\$0.00	\$108.70	\$108.70 Complete
	DWELLING EQUIPMENT	1465		\$12,489.50	\$396.00	\$396.00
	Ranges & Refrigerators	146503	0	\$8,505.06	\$0.00	\$0.00
	Window AC	146504	1	\$3,984.44	\$396.00	\$396.00 Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK66PO7350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFPP (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 ¹		
OK073000011	TOTAL OSAGE HILLS						
OK073000012	TOTAL PARKVIEW TERRACE			\$178,203.23	\$359,245.02	\$359,245.02	
	FEES AND COSTS	1430		\$0.00	\$16,661.39	\$15,861.39	
	Architect/Engineering Fees	143001		\$0.00	\$800.00	\$0.00	
	Contract Coordinators	143003	5	\$0.00	\$15,861.39	\$15,861.39	Complete
	SITE IMPROVEMENTS	1450		\$7,500.00	\$169,113.36	\$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	\$899.00	\$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

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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 ¹		
OK073000012	PARKVIEW TERRACE						
	DWELLING STRUCTURES	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
	NON DWELLING STRUCTURES	1470		\$5,000.00	\$0.00	\$0.00	
	Security Cameras	147015	0	\$5,000.00	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$5,639.88	\$6,949.57	\$6,949.57	
	Security	419102	1 Contract	\$5,639.88	\$6,796.72	\$6,796.72	complete
	Computer Software	419106	1	\$0.00	\$152.85	\$152.85	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:		CFPP (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 ¹		
OK073000013	TOTAL LAFORTUNE TOWER			\$186,638.42	\$37,732.67	\$37,732.67	
	FEES AND COSTS	1430		\$0.00	\$10,628.56	\$10,628.56	
	Contract Coordinators	143003	3	\$0.00	\$10,628.56	\$10,628.56	Complete
	SITE IMPROVEMENTS	1450		\$6,800.00	\$30.00	\$30.00	
	Gas System Upgrades	145007	1	\$2,000.00	\$30.00	\$30.00	Complete
	Site Signage	145015	1	\$4,800.00	\$0.00	\$0.00	Complete
	DWELLING STRUCTURES	1460		\$45,000.00	\$19,676.10	\$19,676.10	
	House Pump	146011	1	\$10,000.00	\$0.00	\$0.00	Complete
	Kitchen Cabinets	146013	0	\$25,000.00	\$0.00	\$0.00	Complete
	VCT Flooring	146005	0	\$10,000.00	\$0.00	\$0.00	Complete
	Balcony Repair	146018	10	\$0.00	\$19,676.10	\$19,676.10	Complete
	DWELLING EQUIPMENT	1465		\$117,750.00	\$0.00	\$0.00	
	FEI	146501	0	\$7,500.00	\$0.00	\$0.00	Complete
	Heating System	146502	0	\$100,000.00	\$0.00	\$0.00	Complete
	Ranges & Refrigerators	146503	0	\$5,250.00	\$0.00	\$0.00	Complete
	Elevator Upgrade	146506	0	\$5,000.00	\$0.00	\$0.00	Complete
	NON DWELLING STRUCTURE	1470		\$10,000.00	\$0.00	\$0.00	
	Security Equipment	147015	0	\$0.00	\$0.00	\$0.00	Complete
	Lobby & Community Center Renovations	147022	0	\$10,000.00	\$0.00	\$0.00	Complete
	MANAGEMENT IMPROVEMENTS	1408		\$7,088.42	\$7,398.01	\$7,398.01	
	Security	419102	1 Contract	\$7,088.42	\$7,261.46	\$7,261.46	Complete
	Computer Software	419106	1	\$0.00	\$136.55	\$136.55	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 ¹		
OK073000017	TOTAL SOUTH HAVEN MANOR			\$109,414.06	\$399,168.41	\$398,705.40	
	FEES AND COSTS			\$0.00	\$6,241.46	\$5,941.46	
	A/E fees	143001	1	\$0.00	\$1,500.00	\$1,200.00	Complete
	Contract Coordinators	143003	2	\$0.00	\$4,741.46	\$4,741.46	Complete
	SITE IMPROVEMENTS			\$26,050.00	\$9,399.64	\$8,936.63	
	Paving/Parking	145002	400 sqft	\$2,000.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	5000 sqft	\$5,000.00	\$167.88	\$167.88	Complete
	Basketball Court	145009	1	\$4,800.00	\$463.01	\$0.00	Complete
	Fencing	145004	1500 ft	\$14,250.00	\$8,150.00	\$8,150.00	Complete
	Signage	145015	1	\$0.00	\$618.75	\$618.75	Complete
	DWELLING STRUCTURES			\$60,000.00	\$369,231.74	\$369,231.74	
	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	Complete
	Entry Doors	146006	10	\$0.00	\$6,000.00	\$6,000.00	Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350107		2007			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFPP (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 ¹		
OK073000017	SOUTH HAVEN MANOR						
	NON DWELLING STRUCTURES	1470		\$8,247.00	\$0.00	\$0.00	
	Storage Building	147018	0	\$8,247.00	\$0.00	\$0.00	
	NON DWELLING EQUIPMENT	1475		\$5,000.00	\$0.00	\$0.00	
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$4,801.40	\$6,824.31	\$6,824.31	
	Security	419102	1 Contract	\$4,801.40	\$6,756.38	\$6,756.38	Complete
	Computer Software	419106	1	\$0.00	\$67.93	\$67.93	Complete
	DWELLING EQUIPMENT	1465		\$5,315.66	\$7,471.26	\$7,471.26	
	Ranges & Refrigerators	146503	4	\$5,315.66	\$2,044.11	\$2,044.11	Complete
	Replace AC	146504	10	\$0.00	\$5,427.15	\$5,427.15	Complete

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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		Status of Work
				Original	Revised ¹	
		Funds Obligated ²	Funds Expended ²	Total Actual Cost		
OK073000018	EAST CENTRAL VILLAGE TOTAL			\$204,178.35	\$136,626.42	\$131,504.56
	FEES AND COSTS	1430		\$0.00	\$4,581.10	\$4,581.10
	Contract Coordinators	143003	2	\$0.00	\$4,581.10	\$4,581.10
	SITE IMPROVEMENTS	1450		\$32,000.00	\$11,221.00	\$6,099.14
	Paving/Parking	145002	2500 sqft	\$17,500.00	\$0.00	\$0.00
	Drainage/Site Improvements	145003	1000 sqft	\$1,250.00	\$6,099.14	\$6,099.14
	Site Signage	145019	1	\$4,800.00	\$4,800.00	\$0.00
	Fencing	145004	250 ft	\$8,450.00	\$321.86	\$0.00
	DWELLING STRUCTURES	1460		\$135,000.00	\$106,799.83	\$106,799.83
	Flooring	146005	9 units	\$25,000.00	\$385.99	\$385.99
	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
	NON DWELLING STRUCTURE	1470		\$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
	NON DWELLING EQUIPMENT	1475		\$5,000.00	\$0.00	\$0.00
	Security Equipment	147511	0	\$5,000.00	\$0.00	\$0.00
	MANAGEMENT IMPROVEMENTS	1408		\$6,904.85	\$10,100.49	\$10,100.49
	Security	419102	1 Contract	\$6,904.85	\$9,998.59	\$9,998.59
	Computer Software	419106	1	\$0.00	\$101.90	\$101.90
	DWELLING EQUIPMENT	1465		\$7,973.50	\$3,924.00	\$3,924.00
	Ranges & Refrigerators	146503	4	\$7,973.50	\$3,924.00	\$3,924.00

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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 ¹	Funds Obligated ²	Funds Expended ²	
OK073000019	SCATTERED SITE TOTAL			\$217,016.68	\$440,760.81	\$436,176.46	\$436,176.46	
	FEES AND COSTS			\$0.00	\$12,861.33	\$12,861.33	\$12,861.33	
	Contract Coordinators	14303	4	\$0.00	\$12,861.33	\$12,861.33	\$12,861.33	Complete
	SITE IMPROVEMENTS			\$42,434.35	\$67,416.35	\$62,832.00	\$62,832.00	
	Sewer Lines	145001	65 ft	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Drainage/Site Improvements	145003	5000 fl2	\$4,934.35	\$4,584.35	\$0.00	\$0.00	
	Fencing & Piering	145004	0	\$22,500.00	\$39,830.00	\$39,830.00	\$39,830.00	Complete
	Sidewalks	145016	2500 sqft	\$0.00	\$23,002.00	\$23,002.00	\$23,002.00	Complete
	DWELLING STRUCTURES			\$103,000.00	\$278,850.67	\$278,850.67	\$278,850.67	
	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	Complete
	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	Complete
	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	\$31,947.26	\$31,947.26	\$31,947.26	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
	NON DWELLING STRUCTURE			\$58,000.00	\$58,453.80	\$58,453.80	\$58,453.80	
	Maintenance Building	147005	1	\$58,000.00	\$58,453.80	\$58,453.80	\$58,453.80	Complete
	DWELLING EQUIPMENT			\$13,582.33	\$11,257.01	\$11,257.01	\$11,257.01	
	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
	NON DWELLING EQUIPMENT			\$0.00	\$11,777.63	\$11,777.63	\$11,777.63	
	Computer hardware	147501	1	\$0.00	\$0.21	\$0.21	\$0.21	Complete
	Vehicle Replacement	147507	1 van	\$0.00	\$11,777.42	\$11,777.42	\$11,777.42	Complete
	MANAGEMENT IMPROVEMENTS			\$0.00	\$144.02	\$144.02	\$144.02	
	Computer Software	141906	1	\$0.00	\$144.02	\$144.02	\$144.02	Complete
OK073000028	NEWTON COUNTRY CLUB			\$0.00	\$6,871.10	\$6,871.10	\$6,871.10	
	Operating Expenses	1406		\$0.00	\$6,871.10	\$6,871.10	\$6,871.10	Complete
	Operating Expense	140601	1	\$0.00	\$6,871.10	\$6,871.10	\$6,871.10	Complete
OK073000029	OSAGE NORTH			\$0.00	\$16,842.69	\$16,842.69	\$16,842.69	
	Operating Expenses	1406		\$0.00	\$16,842.69	\$16,842.69	\$16,842.69	Complete
	Operating Expenses	140601		\$0.00	\$16,842.69	\$16,842.69	\$16,842.69	Complete
	CONTINGENCY			\$71,255.50	\$0.00	\$0.00	\$0.00	
	Work Items			\$3,672,378.50	\$3,744,434.00	\$3,684,851.34	\$3,424,791.62	
	TOTAL BUDGET			\$3,743,634.00	\$3,744,434.00	\$3,684,851.34	\$3,424,791.62	

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

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor
 Capital Fund Financing Program
 U.S Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

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

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

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	Replacement Housing Factor Grant No:	FFY of Grant:
PHA Name:		Capital Fund Program Grant No:	OK56R07350108	2008
Housing Authority of the City of Tulsa		Date of CFFP:		FFY of Grant Approval:
				2008
Type of Grant		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1)		
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010				
Reserve for Disasters/Emergencies				
Summary by Development Account		Total Estimated Cost	Revised ²	Total Actual Cost ¹
Line		Original	Obligated	Expended
1	Total non-CFF Funds			
2	1406 Operations (may not exceed 20% of line 21) ³			
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 Improvement			
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 ⁴	\$162,191.00		
18a	1501 Collateralization or Debt Service paid by the PHA		\$162,191.00	
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)	\$162,161.00		
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			

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary		FFY of Grant: 2008	
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: OK56R07350108	FFY of Grant Approval: 2008
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: 12/31/2010	<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 ¹
		Revised ²	Obligated
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	
1/12/11			

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 III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: Housing Authority of the City of Tulsa	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2008	
	Development Number Name/PHA-Wide Activities	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	Reasons for Revised Target Dates ¹
LaFortune Tower						
OK073000013	10/27/2011		10/27/2013			

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

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

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

Part I: Summary		Grant Type and Number		FFY of Grant	
PHA Name:		Capital Fund Program Grant No: OK56FO7350108		2008	
Housing Authority of the City of Tulsa		Date of CFFP:		FFY of Grant Approval: 2008	
		Replacement Housing Factor Grant No:			
Type of Grant		Total Estimated Cost		Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	Original	Revised ²	Obligated	Expended
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010	<input type="checkbox"/> Revised Annual Statement (revision no: 3)				
	<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$96,565.65	\$96,565.65	\$96,565.65	\$0.00
3	1408 Management Improvements	\$565,093.28	\$565,093.28	\$565,093.28	\$186,306.25
4	1410 Administration (may not exceed 10% of line 21)	\$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	\$148,982.00	\$148,982.00
8	1440 Site Acquisition				
9	1450 Site Improvements	\$443,600.00	\$316,600.00	\$316,600.00	\$210,175.00
10	1460 Dwelling Structures	\$1,564,000.00	\$2,101,159.07	\$2,101,159.07	\$1,759,952.86
11	1465.1 Dwelling Equipment-Nonexpendable	\$279,500.00	\$205,000.00	\$205,000.00	\$205,000.00
12	1470 Non-dwelling Structures	\$212,659.07	\$109,000.00	\$109,000.00	\$89,512.00
13	1475 Non-dwelling Equipment	\$266,000.00	\$114,000.00	\$114,000.00	\$16,029.07
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of line 2-10)	\$4,059,999.00	\$4,059,999.00	\$3,962,028.07	\$3,019,556.18
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$2,600.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$209,500.00	\$256,435.00	\$256,435.00	\$179,808.58
24	Amount of line 20 Related to Security - Hard Costs	\$237,450.00	\$25,175.63	\$13,985.00	\$13,985.00
25	Amount of line 20 Related to Energy Conservation Measures	\$387,000.00	\$491,862.30	\$257,993.07	\$257,993.07

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary		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			
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:3)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010.		<input type="checkbox"/> Final Performance and Evaluation Report	
Line		Total Actual Cost ¹	
Summary by Development Account		Total Estimated Cost	
		Original	
		Revised ²	
		Obligated	
		Expended	
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	
1/14/11			

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
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56FO7350108		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 ¹		
	OPERATING EXPENSES	1406		\$96,565.65	\$96,565.65	\$0.00	In Progress
HIA WIDE ACTIVITIES	MANAGEMENT IMPROVEMENTS	1408		\$565,093.28	\$308,658.28	\$0.00	
	Security	419102	1 Contract	\$100,500.00	\$0.00	\$0.00	In Progress
	Salaries	419103	2 positions	\$201,658.28	\$281,658.28	\$0.00	In Progress
	Staff Training	419105	5 seminars	\$15,000.00	\$15,000.00	\$0.00	In Progress
	Computer Software	419106	6	\$12,000.00	\$12,000.00	\$0.00	In Progress
	Facility Officers	419108	1 positions	\$235,935.00	\$0.00	\$0.00	In Progress
	ADMINISTRATION	1410		\$403,599.00	\$403,599.00	\$403,599.00	
	Non Technical Salaries	141001	1	\$41,720.00	\$403,599.00	\$403,599.00	Complete
	Technical Salaries	141002	6	\$247,202.00	\$0.00	\$0.00	Complete
	Benefits	141009	7	\$97,677.00	\$0.00	\$0.00	Complete
	Sundry Admin. Costs	141019	1	\$17,000.00	\$0.00	\$0.00	Complete
	FEES AND COSTS	1430		\$148,982.00	\$0.00	\$0.00	
	A/E Fees	143001		\$123,982.00	\$0.00	\$0.00	
	Consultant Fees	143002	1 Contract	\$25,000.00	\$0.00	\$0.00	
	Contract Coordinators	143003		\$0.00	\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report.

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
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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:		CFFF (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 ¹		
OK073000000	CENTRAL OFFICE			\$400,159.07	\$113,463.96	\$113,463.96	\$93,976.96
	SITE IMPROVEMENTS			\$1,500.00	\$5,700.00	\$5,700.00	\$5,700.00
	Parking/Paving	145002		\$0.00	\$5,700.00	\$5,700.00	\$5,700.00
	Site Lighting	145014	1	\$1,500.00	\$0.00	\$0.00	\$0.00
	DWELLING EQUIPMENT			\$125,500.00	\$0.00	\$0.00	\$0.00
	Ranges & Refrigerators	146503		\$105,000.00	\$0.00	\$0.00	\$0.00
	Replacement Window A/C Units	146504		\$20,500.00	\$0.00	\$0.00	\$0.00
	NON DWELLING STRUCTURES			\$108,159.07	\$93,778.96	\$93,778.96	\$74,290.96
	Carpet	147003	8000 SQFT	\$15,000.00	\$5,166.83	\$5,166.83	\$5,166.83
	Central Office Addition	147023	0	\$93,159.07	\$0.00	\$0.00	\$0.00
	Central Office Roof Replacement	147001	one half	\$0.00	\$77,867.41	\$77,867.41	\$58,379.41
	Storage Building	147019	1 ad	\$0.00	\$94.72	\$94.72	\$94.72
	Awnings	147024	3	\$0.00	\$15,300.00	\$15,300.00	\$15,300.00
	Fire Alarm Head Replacement	147012	3	\$0.00	\$0.00	\$0.00	\$0.00
	NON DWELLING EQUIPMENT			\$165,000.00	\$13,985.00	\$13,985.00	\$13,985.00
	Computer Hardware	147501		\$45,000.00	\$0.00	\$0.00	\$0.00
	Copiers	147502		\$25,000.00	\$0.00	\$0.00	\$0.00
	Printers	147503		\$10,000.00	\$0.00	\$0.00	\$0.00
	TVMCR	147504		\$1,000.00	\$0.00	\$0.00	\$0.00
	Office Furniture	147505		\$4,000.00	\$0.00	\$0.00	\$0.00
	Vehicle Replacement	147507		\$50,000.00	\$0.00	\$0.00	\$0.00
	Security Equipment	147511		\$30,000.00	\$13,985.00	\$13,985.00	\$13,985.00

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² 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

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised ¹		
OK073000001	TOTAL SEMINOLE HILLS SITE IMPROVEMENTS	1460		\$286,000.00	\$162,272.87	\$160,349.87	Federal FFY of Grant: 2008
	Parking & Paving	145002	480 sqft	\$8,000.00	\$27,939.33	\$27,939.33	\$96,896.88
	Signage	145015	2	\$0.00	\$2,109.76	\$0.00	\$0.00 Not started
	Drainage/Site Improvements	145003	2000 sqft	\$47,000.00	\$7,986.00	\$7,986.00	\$2,109.76 Complete
	Landscaping	145011	200 sqft	\$0.00	\$1,817.33	\$1,817.33	\$7,986.00 Complete
	Site Lighting	145014		\$0.00	\$16,026.24	\$16,026.24	\$1,817.33 Complete
	Sewer Line Replacement	145005	0	\$25,000.00	\$0.00	\$0.00	\$0.00 Not Started
	DWELLING STRUCTURES	1460		\$202,000.00	\$103,911.72	\$103,911.72	\$58,682.77
	HVAC	146010	16	\$4,500.00	\$42,183.26	\$42,183.26	\$10,183.26 In Progress
	Kitchen Reno	146013	1.5	\$2,000.00	\$0.00	\$0.00	\$0.00 Not started
	Kitchen Reno/504	146013	0.5	\$500.00	\$0.00	\$0.00	\$0.00 Not started
	Exterior Painting	146003	70 units	\$195,000.00	\$0.00	\$0.00	\$0.00 Not started
	Roofing	146004	9 repairs	\$0.00	\$8,683.26	\$8,683.26	\$8,683.26 Complete
	Interior Renovations	146012	3 units	\$0.00	\$11,627.21	\$11,627.21	\$11,627.21 Complete
	Replace Entry Doors	14606	30	\$0.00	\$6,953.78	\$6,953.78	\$0.00 In Progress
	VCT flooring	146005	2 units	\$0.00	\$34,464.21	\$34,464.21	\$28,189.04 In Progress
	Porch Lighting	146015		\$0.00	\$0.00	\$0.00	\$0.00
	NON DWELLING STRUCTURES	1470		\$3,000.00	\$0.00	\$0.00	\$0.00
	Office Carpet	147003	300 sqft	\$3,000.00	\$0.00	\$0.00	\$0.00 Not started
	NON DWELLING EQUIPMENT	1475		\$0.00	\$1,923.00	\$0.00	\$0.00
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$1,923.00	\$0.00 Not started
	Communication Equipment	147508	3	\$0.00	\$0.00	\$0.00	\$0.00 Not started
	FEES AND COSTS	1430		\$0.00	\$8,494.75	\$8,494.75	\$8,494.75
	Contract Coordinators	143003	3	\$0.00	\$8,494.75	\$8,494.75	\$8,494.75 Complete
	DWELLING EQUIPMENT	1465		\$0.00	\$7,955.62	\$7,955.62	\$7,955.62
	Ranges & Refrigerators	146503	8	\$0.00	\$7,955.62	\$7,955.62	\$7,955.62 Complete
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$12,048.45	\$12,048.45	\$9,850.65
	Security	419102	1 Contract	\$0.00	\$4,554.95	\$4,554.95	\$4,554.95 Complete
	Security Facility Officer	419108		\$0.00	\$7,493.50	\$7,493.50	\$5,295.70 In Progress

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

² To be completed for the Performance and Evaluation Report.

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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 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 ¹		
				Funds Obligated ²	Funds Expended ²		
OK073000002	TOTAL WHITLOW TOWN HOMES			\$99,700.00	\$758.15	\$758.15	
	SITE IMPROVEMENTS			\$29,700.00	\$0.00	\$0.00	
	145002 Parking & Paving	1450	240 sqft	\$1,000.00	\$0.00	\$0.00	Not started
	145002 Striping	145002	striping	\$2,000.00	\$0.00	\$0.00	Not started
	145003 Drainage/Site Improvements	145003	0	\$20,000.00	\$0.00	\$0.00	Not started
	145005 Sewer Line Replacement	145005	15 ft	\$2,500.00	\$0.00	\$0.00	Not started
	145014 Site Lighting	145014	4 buildings	\$6,000.00	\$0.00	\$0.00	Not started
	DWELLING STRUCTURES	1460		\$70,000.00	\$0.00	\$0.00	
	146003 Exterior Painting	146003	25 units	\$0.00	\$0.00	\$0.00	Not started
	FEES AND COSTS	1430		\$0.00	\$0.00	\$0.00	
	143003 Contract Coordinators	143003	5	\$0.00	\$0.00	\$0.00	In Progress
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$758.15	\$758.15	
	419102 Security	419102	1 Contract	\$0.00	\$758.15	\$758.15	Complete
OK073000003	TOTAL COMANCHE PARK			\$610,000.00	\$535,800.67	\$378,800.48	
	SITE IMPROVEMENTS			\$107,500.00	\$42,795.30	\$42,795.30	
	145002 Parking/Paving	1450	5300 sqft	\$34,000.00	\$0.05	\$0.05	Not started
	145002 Striping	145002	striping	\$1,000.00	\$0.00	\$0.00	Not started
	145003 Drainage/Site Improvements	145003	0	\$30,000.00	\$26,508.92	\$26,508.92	Not started
	145005 Sewer Line Replacement	145005	150 ft	\$15,000.00	\$0.00	\$0.00	Not started
	145015 Signage	145015	1	\$0.00	\$2,109.76	\$2,109.76	Complete
	145008 Dumpster Enclosure	145008		\$0.00	\$195.71	\$195.71	Complete
	145011 Landscaping	145011	200 sqft	\$0.00	\$1,817.33	\$1,817.33	Complete
	145014 Site Lighting	145014		\$0.00	\$29.53	\$29.53	Complete
	145007 Gas System Upgrade	145007	4 units	\$5,000.00	\$12,134.00	\$12,134.00	Complete

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

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 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

PHA Name:		Grant Type and Number		Federal FFY of Grant:			
Housing Authority of the City of Tulsa		Capital Fund Program Grant No: OK56PO7350108		2008			
Development Number/PHA-Wide Activities		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 ¹		
				Funds Obligated ²	Funds Expended ²		
OK073000003	COMANCHE PARK						
	Fencing	145004	265 ft	\$8,000.00	\$0.00	\$0.00	Not started
	Sidewalks	145016	85 ft	\$2,500.00	\$0.00	\$0.00	Not started
	Mailbox pad work	145013	1	\$12,000.00	\$0.00	\$0.00	Not started
	DWELLING STRUCTURES	1460		\$383,000.00	\$395,223.56	\$252,463.56	
	Electrical Upgrade	146017	1	\$10,000.00	\$0.00	\$0.00	Not started
	HVAC/Heating	146010	16 units	\$100,000.00	\$0.00	\$0.00	Not started
	Siding and Trim	146002	8 units	\$23,000.00	\$309,396.00	\$166,636.00	Complete
	Exterior Painting	146003	4 units	\$165,000.00	\$19,000.00	\$19,000.00	Complete
	Flooring	146005	9 units	\$0.00	\$37,414.30	\$37,414.30	Complete
	Kitchen Renovations	146013	25	\$25,000.00	\$0.00	\$0.00	Not started
	Soffits	146002		\$0.00	\$0.00	\$0.00	
	Roofing Flats	146004		\$35,000.00	\$369.98	\$369.98	Complete
	Hot Water Tanks	146011	1	\$25,000.00	\$0.00	\$0.00	Not started
	Interior Renovation	146012	3 units	\$0.00	\$29,043.28	\$29,043.28	Complete
	DWELLING EQUIPMENT	1465		\$5,000.00	\$4,379.93	\$4,379.93	
	Domestic Water Lines	146511	1000 FT	\$5,000.00	\$0.00	\$0.00	Not started
	Ranges & Refrigerators	146503	9	\$0.00	\$4,379.93	\$4,379.93	Complete
	NON DWELLING STRUCTURES	1470		\$4,500.00	\$0.00	\$0.00	
	Gym Floors	147017		\$4,500.00	\$0.00	\$0.00	Not started
	NON DWELLING EQUIPMENT	1475		\$0.00	\$1,923.00	\$0.00	
	Communication Equipment	147508	3	\$0.00	\$0.00	\$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	\$0.00	\$0.00	Not started
	FEES AND COSTS	1430		\$0.00	\$15,762.00	\$15,762.00	
	Contract Coordinators	143003	5	\$0.00	\$15,762.00	\$15,762.00	Complete
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$75,716.88	\$63,399.63	
	Security Facility Officer	419108	1 officer	\$0.00	\$15,000.00	\$15,000.00	In Progress
	Security	419102	1 Contract	\$0.00	\$60,716.88	\$60,716.88	In Progress

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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: 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 1		
OK073000004	TOTAL PIONEER PLAZA			\$173,000.00	\$448,592.35	\$446,669.35	\$441,858.65
	SITE IMPROVEMENTS			\$7,000.00	\$1,817.33	\$1,817.33	\$1,817.33
	Site Drainage	145003		\$4,500.00	\$0.00	\$0.00	\$0.00
	Parking/Paving	145002	35 sqft	\$2,000.00	\$0.00	\$0.00	Not started
	Landscaping	145011		\$0.00	\$1,817.33	\$1,817.33	Not started
	Parking/Paving/504	145002	striping	\$500.00	\$0.00	\$0.00	Not started
	DWELLING EQUIPMENT			\$54,500.00	\$63,968.07	\$63,968.07	\$63,968.07
	Fire System Upgrade	146510	1	\$1,000.00	\$0.00	\$0.00	Not started
	Boiler	146502	1	\$12,500.00	\$0.00	\$0.00	Not started
	Ranges & Refrigerators	146503	30	\$0.00	\$4,360.00	\$4,360.00	Complete
	Generator	146507	1	\$6,500.00	\$58,508.86	\$58,508.86	Complete
	Elevator Upgrades	146506	1	\$5,000.00	\$0.00	\$0.00	Not started
	Chiller	146512	0	\$14,500.00	\$0.00	\$0.00	Complete
	Compactors	146505	1	\$15,000.00	\$0.00	\$0.00	Not started
	Chiller	146517	1	\$0.00	\$847.43	\$847.43	Not started
	FEI	146501	0	\$0.00	\$251.78	\$251.78	Not started
	DWELLING STRUCTURES			\$86,500.00	\$355,035.05	\$355,035.05	\$355,035.05
	Entry Doors	146006	4	\$15,000.00	\$0.00	\$0.00	Not started
	Tub Surrounds	146023	20	\$0.00	\$73,567.00	\$73,567.00	Complete
	Bathroom Renovations	146008	2 units	\$34,000.00	\$0.00	\$0.00	Not started
	Roofing Aluminum Coating	146004	1	\$7,500.00	\$0.00	\$0.00	Not started
	Windows & Sliding Glass Doors	146001	36 units	\$30,000.00	\$281,478.05	\$281,478.05	Complete
	NON DWELLING EQUIPMENT			\$25,000.00	\$1,923.00	\$0.00	\$0.00
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	Not started
	Communication Equipment	147508	3	\$0.00	\$0.00	\$0.00	Not started
	Security Cameras	147511	1 system	\$25,000.00	\$0.00	\$0.00	Not started
	FEES AND COSTS			\$0.00	\$11,360.88	\$11,360.88	\$11,360.88
	Contract Coordinators	143003	5	\$0.00	\$11,360.88	\$11,360.88	Complete
	MANAGEMENT IMPROVEMENTS			\$0.00	\$14,488.02	\$14,488.02	\$9,677.32
	Security Facility Officer	419108	1	\$0.00	\$7,493.50	\$7,493.50	\$2,682.80
	Security	419102	1 Contract	\$0.00	\$6,994.52	\$6,994.52	\$6,994.52

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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		Capital Fund Program Grant No. OK56PO7350108		CFPP (Yes/No): No		Federal FFY of Grant:		Status of Work
PHA Name:		Replacement Housing Factor Grant No.:		Original		Revised ¹		2008		
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 ¹	Funds Obligated ²	Funds Expended ²			
OK073000005	TOTAL APACHE MANOR			\$77,400.00	\$297,737.28	\$295,814.28	\$256,786.68			
	SITE IMPROVEMENTS			\$57,400.00	\$70,759.82	\$70,759.82	\$44,049.42			
	Paving/Parking	145002	480 ft2	\$2,000.00	\$0.00	\$0.00	\$0.00	Not started		
	Paving/Parking/504	145002	striping	\$400.00	\$0.00	\$0.00	\$0.00	Not started		
	Drainage/Site Improvements	145003	0	\$25,000.00	\$0.00	\$0.00	\$0.00	Not started		
	Gas System Upgrade	145007	4 units	\$5,000.00	\$75.00	\$75.00	\$75.00	In Progress		
	Signage	145015	1	\$0.00	\$2,109.76	\$2,109.76	\$2,109.76	Complete		
	Sidewalks	145016	650 ft	\$10,000.00	\$0.00	\$0.00	\$0.00	Not started		
	Dumpster Enclosure	145008		\$0.00	\$40,017.79	\$40,017.79	\$40,017.79	Complete		
	Landscaping	145011		\$0.00	\$1,817.33	\$1,817.33	\$1,817.33	Complete		
	Lighting	145014		\$0.00	\$26,739.94	\$26,739.94	\$29,541.00	In Progress		
	Sewer Line Replacement	145005	300	\$15,000.00	\$0.00	\$0.00	\$0.00	Not started		
	DWELLING STRUCTURES			\$20,000.00	\$138,200.50	\$138,200.50	\$138,200.50			
	VCT			\$10,000.00	\$0.00	\$0.00	\$0.00	Complete		
	Siding & Trim	146002	5000 sqft	\$10,000.00	\$65,400.50	\$65,400.50	\$65,400.50	Complete		
	Interior Renovations	146012	5 bldgs	\$0.00	\$69,000.00	\$69,000.00	\$69,000.00	Complete		
	Electrical Upgrade	1460017	1	\$0.00	\$3,800.00	\$3,800.00	\$3,800.00	Complete		
	FEES AND COSTS			\$0.00	\$11,474.74	\$11,474.74	\$11,474.74			
	Contract Coordinators	143003	5	\$0.00	\$11,474.74	\$11,474.74	\$11,474.74	Complete		
	MANAGEMENT IMPROVEMENTS			\$0.00	\$69,602.75	\$69,602.75	\$7,285.55			
	Security Facility Officer	141908	1	\$0.00	\$15,000.00	\$15,000.00	\$2,682.80	In Progress		
	Security	419102	1 Contract	\$0.00	\$54,602.75	\$54,602.75	\$54,602.75	Complete		
	DWELLING EQUIPMENT			\$0.00	\$5,776.47	\$5,776.47	\$5,776.47			
	Ranges & Refrigerators	146503	12 units	\$0.00	\$4,379.93	\$4,379.93	\$4,379.93	Complete		
	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		
	NON DWELLING EQUIPMENT			\$0.00	\$1,923.00	\$0.00	\$0.00			
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	\$0.00	Complete		
	Communication Equipment	147508	3	\$0.00	\$0.00	\$0.00	\$0.00	Not started		
OK073000006	TOTAL MOHAWK MANOR			\$79,800.00	\$2,533.47	\$89,595.47	\$67,089.12			
	SITE IMPROVEMENTS			\$19,800.00	\$21,652.27	\$21,652.27	\$3,956.63			
	Paving/Parking	145002	480 ft2	\$2,400.00	\$0.00	\$0.00	\$0.00	Not started		
	Signage	145015	1	\$0.00	\$2,109.76	\$2,109.76	\$2,109.76	Complete		
	Drainage/Site Improvements	145003	2400 fts	\$2,400.00	\$0.00	\$0.00	\$0.00	Not started		
	Landscaping	145011		\$0.00	\$1,817.33	\$1,817.33	\$1,817.33	Complete		
	Site Lighting	145014		\$0.00	\$17,725.18	\$17,725.18	\$29,541.00	In Progress		
	Sewer Lines Replacement	145005	600 ft	\$15,000.00	\$0.00	\$0.00	\$0.00	Not started		
	DWELLING STRUCTURES			\$60,000.00	\$47,480.90	\$47,480.90	\$47,480.90			
	Bathroom Renovations	146008	0	\$50,000.00	\$0.00	\$0.00	\$0.00	Not started		
	Electrical Upgrade	146017	0	\$10,000.00	\$0.00	\$0.00	\$0.00	Not started		
	Sewer Line	146024	4	\$0.00	\$47,480.90	\$47,480.90	\$47,480.90	Complete		
	FEES AND COSTS			\$0.00	\$5,157.87	\$5,157.87	\$5,157.87			
	Contract Coordinators	143003	5	\$0.00	\$5,157.87	\$5,157.87	\$5,157.87	Complete		
	MANAGEMENT IMPROVEMENTS			\$0.00	\$11,360.50	\$11,360.50	\$6,949.79			
	Security Facility Officer	141908	1	\$0.00	\$7,493.50	\$7,493.50	\$7,493.50	In Progress		
	Security	419102	1 Contract	\$0.00	\$3,867.00	\$3,867.00	\$3,867.00	In Progress		
	DWELLING EQUIPMENT			\$0.00	\$3,943.93	\$3,943.93	\$3,943.93			
	Ranges & Refrigerators	146503	8	\$0.00	\$3,943.93	\$3,943.93	\$3,943.93	Complete		
	NON DWELLING EQUIPMENT			\$0.00	\$2,935.00	\$0.00	\$0.00			
	Computer Hardware	147501	1	\$0.00	\$2,935.00	\$0.00	\$0.00	Not started		
	Communication Equipment	147508	3	\$0.00	\$1,015.00	\$0.00	\$0.00	Not started		

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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
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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
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OK073000007	TOTAL HEWGLETT TERRACE			\$125,300.00	\$35,422.62	\$27,808.89	\$22,998.18	
	SITE IMPROVEMENTS			\$7,300.00	\$1,817.28	\$1,817.28	\$1,817.28	
	Paving/Parking	1450	750sqft	\$4,800.00	\$0.00	\$0.00	\$0.00	Not started
	Landscaping	145002		\$0.00	\$1,817.28	\$1,817.28	\$1,817.28	Complete
	Sewer Line	145011		\$2,500.00	\$0.00	\$0.00	\$0.00	Not started
	DWELLING STRUCTURES			\$67,000.00	\$0.00	\$0.00	\$0.00	
	Bathroom Renovation	1460	18 units	\$12,000.00	\$0.00	\$0.00	\$0.00	Not started
	Isolation Valves	146008	25 units	\$45,000.00	\$0.00	\$0.00	\$0.00	Not started
	Balcony Repair	146010	4	\$10,000.00	\$0.00	\$0.00	\$0.00	Not started
	DWELLING EQUIPMENT			\$42,000.00	\$11,850.00	\$11,850.00	\$11,850.00	
	Elevator Upgrade	1460	1	\$5,000.00	\$0.00	\$0.00	\$0.00	Not started
	Boiler	146506		\$18,000.00	\$0.00	\$0.00	\$0.00	Not started
	Air Handlers	146509		\$14,000.00	\$0.00	\$0.00	\$0.00	Not started
	FEI	146501		\$5,000.00	\$0.00	\$0.00	\$0.00	Not started
	Trash Compactor	146513	1	\$0.00	\$7,490.00	\$7,490.00	\$7,490.00	Complete
	Ranges & Refrigerators	146503	7	\$0.00	\$4,360.00	\$4,360.00	\$4,360.00	Complete
	NON DWELLING EQUIPMENT			\$5,500.00	\$7,613.63	\$0.00	\$0.00	
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	\$0.00	Not started
	Security & Fire Protection	147511	1 system	\$5,500.00	\$3,690.63	\$0.00	\$0.00	Not started
	Communication Equipment	14708	3	\$0.00	\$2,000.00	\$0.00	\$0.00	Not started
	NON DWELLING STRUCTURES			\$7,500.00	\$0.00	\$0.00	\$0.00	
	Roofing Aluminum Coating	147001	1	\$7,500.00	\$0.00	\$0.00	\$0.00	Not started
	FEES AND COSTS			\$0.00	\$3,922.12	\$3,922.12	\$3,922.12	
	Contract Coordinators	143003	5	\$0.00	\$3,922.12	\$3,922.12	\$3,922.12	Complete
	MANAGEMENT IMPROVEMENTS			\$0.00	\$10,219.49	\$10,219.49	\$5,408.78	
	Security Facility Officer	1408		\$0.00	\$7,493.50	\$7,493.50	\$2,682.78	In Progress
	Security	419102	1 Contract	\$0.00	\$2,725.99	\$2,725.99	\$2,725.99	In Progress

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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
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OK073000008	TOTAL RIVERVIEW PARK			\$79,900.00	\$73,055.49	\$69,387.19	\$52,621.47	
	SITE IMPROVEMENTS	1450		\$19,900.00	\$35,396.09	\$35,396.09	\$23,461.09	
	Paving/Parking	145002	400 sqft	\$2,400.00	\$0.00	\$0.00	\$0.00	Not started
	Piers	145004	10	\$5,000.00	\$0.00	\$0.00	\$0.00	Not started
	Signage	145015	1	\$0.00	\$2,109.76	\$2,109.76	\$2,109.76	Complete
	Landscaping	145011	1	\$0.00	\$1,817.33	\$1,817.33	\$1,817.33	Complete
	Site Lighting	145014	48	\$0.00	\$31,469.00	\$31,469.00	\$19,534.00	In Progress
	Sewer Line Replacement	145005	100ft	\$12,500.00	\$0.00	\$0.00	\$0.00	Not started
	DWELLING STRUCTURES	1460		\$60,000.00	\$931.20	\$931.20	\$931.20	
	Termite Treatment/Structural Repairs	146007	500 sqft	\$15,000.00	\$0.00	\$0.00	\$0.00	Not started
	Replace Roofing	146004	1 Bldg	\$0.00	\$931.20	\$931.20	\$931.20	Complete
	Bathroom Renovations	146008	8	\$25,000.00	\$0.00	\$0.00	\$0.00	Not started
	Upgrade Main Building Electrical	146017	1	\$15,000.00	\$0.00	\$0.00	\$0.00	Not started
	Hot Water Tank Replacement	146011	3	\$5,000.00	\$0.00	\$0.00	\$0.00	Not started
	NON DWELLING EQUIPMENT	1475		\$0.00	\$5,732.37	\$2,044.07	\$2,044.07	
	Computer Hardware	147501	1	\$0.00	\$1,688.30	\$0.00	\$0.00	Not started
	Hot Water Tank (Laundry Room)	147514	1	\$0.00	\$2,044.07	\$2,044.07	\$2,044.07	Complete
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	\$0.00	Not started
	NON DWELLING STRUCTURES	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Comm. Center Windows	147018	0	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	FEES AND COSTS	1430		\$0.00	\$2,960.11	\$2,960.11	\$2,960.11	
	Contract Coordinators	143003	5	\$0.00	\$2,960.11	\$2,960.11	\$2,960.11	Complete
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$10,105.79	\$10,105.79	\$5,295.07	
	Security Facility Officer	419108	1	\$0.00	\$7,493.50	\$7,493.50	\$2,612.29	In Progress
	Security	419102	1 Contract	\$0.00	\$2,612.29	\$2,612.29	\$2,612.29	In Progress
	DWELLING EQUIPMENT	1465		\$0.00	\$17,929.93	\$17,929.93	\$17,929.93	
	Ranges & Refrigerators	146503	6	\$0.00	\$17,929.93	\$17,929.93	\$17,929.93	Complete
	Replacement AC's	146504	20	\$0.00	\$0.00	\$0.00	\$0.00	Complete

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 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: OK56PO7350108		2008			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised ¹		
OK073000010	TOTAL SANDY PARK			\$79,400.00	\$139,354.45	\$135,431.45	\$94,725.72
	SITE IMPROVEMENTS	1450					
	Paving/Parking	145002	400 sqft	\$19,400.00	\$4,077.09	\$4,077.09	\$0.00 Not started
	Drainage/Site Improvements	145003	2000 sqft	\$2,400.00	\$0.00	\$0.00	\$0.00 Not started
	Signage	145015	1	\$0.00	\$2,109.76	\$2,109.76	Complete
	Sewer Line Replacement	145005	100 ft	\$10,000.00	\$0.00	\$0.00	\$0.00 Not started
	Landscaping	145011		\$0.00	\$1,817.33	\$1,817.33	Complete
	Gas System Upgrade	145007	4 units	\$5,000.00	\$150.00	\$150.00	Complete
	DWELLING STRUCTURES	1460					
	Electrical Upgrade	146017	1	\$50,000.00	\$109,943.14	\$109,943.14	\$74,048.14
	Bathroom Renovations	146008	10	\$25,000.00	\$0.00	\$0.00	\$0.00 Not started
	Painting	146003		\$0.00	\$118.14	\$118.14	Complete
	Flooring	146005	30 units	\$0.00	\$108,875.00	\$108,875.00	\$72,980.00 In Progress
	Termite/Structural Repairs	146007	5 units	\$0.00	\$950.00	\$950.00	Complete
	NON DWELLING EQUIPMENT	1475					
	Computer Hardware	147501	1	\$0.00	\$3,923.00	\$0.00	\$0.00 Not started
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	\$0.00 Not started
	FEES AND COSTS	1430					
	Contract Coordinators	143003	5	\$0.00	\$6,481.55	\$6,481.55	Complete
	MANAGEMENT IMPROVEMENTS	1408					
	Security Facility Officer	419108	1	\$0.00	\$10,549.74	\$10,549.74	\$5,739.01
	Security	419102	1 Contract	\$0.00	\$7,493.50	\$7,493.50	\$2,682.77 In Progress
	DWELLING EQUIPMENT	1465					
	Ranges & Refrigerators	146503	8	\$0.00	\$4,379.93	\$4,379.93	\$4,379.93 Complete
OK073000011	TOTAL OSAGE HILLS						

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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
				Original	Revised ¹		
OK073000012	TOTAL PARKVIEW TERRACE			\$219,300.00	\$227,556.64	\$223,633.54	\$177,825.09
	SITE IMPROVEMENTS			\$11,800.00	\$39,277.40	\$39,277.40	\$5,219.68
	Paving/Parking	145002	400 sqft	\$4,800.00	\$0.00	\$0.00	\$0.00 Not started
	Drainage/Site Improvements	145003	2000 sqft	\$2,000.00	\$0.00	\$0.00	\$0.00 Not started
	Landscaping	145011	2000 sqft	\$2,500.00	\$1,817.33	\$1,817.33	\$1,817.33 Complete
	Signage	145015	1	\$0.00	\$2,109.76	\$2,109.76	\$2,109.76 Complete
	Dumpster Enclosure	145008	1	\$0.00	\$1,263.05	\$1,263.05	\$1,263.05 Complete
	Lighting	145014	30	\$0.00	\$34,087.26	\$34,087.26	\$29.54 In Progress
	Gas System Upgrade	145007	4 units	\$2,500.00	\$0.00	\$0.00	\$0.00 Not started
	DWELLING STRUCTURES			\$202,500.00	\$150,195.60	\$150,195.60	\$143,255.60
	Floor Tiles	146005	16 units	\$25,000.00	\$15,100.20	\$15,100.20	\$15,100.20 Complete
	Bathroom Renovations	146008	1	\$50,000.00	\$0.00	\$0.00	\$0.00 Not started
	Electrical Upgrades	146017	4 units	\$22,500.00	\$0.00	\$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	\$12,943.00	\$12,943.00	\$12,943.00 Complete
	HVAC	146010	11	\$5,000.00	\$27,890.00	\$27,890.00	\$27,890.00 Complete
	Tub Surrounds	146023	45 units	\$0.00	\$87,422.40	\$87,422.40	\$87,422.40 Complete
	Interior Renovations	146012	2 units	\$0.00	\$6,840.00	\$6,840.00	\$0.00 Not started
	NON DWELLING EQUIPMENT			\$0.00	\$3,823.00	\$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
	NON DWELLING STRUCTURES			\$5,000.00	\$0.00	\$0.00	\$0.00
	Security Cameras	147015	3	\$5,000.00	\$0.00	\$0.00	\$0.00 Not started
	FEES AND COSTS			\$0.00	\$19,458.40	\$19,458.40	\$19,458.40
	Contract Coordinators	143003	5	\$0.00	\$19,458.40	\$19,458.40	\$19,458.40 Complete
	MANAGEMENT IMPROVEMENTS			\$0.00	\$10,322.21	\$10,322.21	\$5,511.48
	Security Facility Officer	1408	1	\$0.00	\$7,493.50	\$7,493.50	\$2,682.77 In Progress
	Security	419108	1 Contract	\$0.00	\$2,828.71	\$2,828.71	\$2,828.71 In Progress
	DWELLING EQUIPMENT			\$0.00	\$4,379.93	\$4,379.93	\$4,379.93
	Ranges & Refrigerators	146503	8	\$0.00	\$4,379.93	\$4,379.93	\$4,379.93 Complete

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Part II: Supporting Pages		Grant Type and Number		Federal FY 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 ¹		
OK073000013	TOTAL LAFORTUNE TOWER			\$225,500.00	\$225,002.00	\$221,079.00	\$138,764.27
	SITE IMPROVEMENTS	1450		\$17,000.00	\$9,687.65	\$9,687.65	
	Paving/Parking	145002	390 sqft	\$2,500.00	\$7,870.32	\$7,870.32	Complete
	Gas System Upgrade	145007	2 units	\$2,000.00	\$0.00	\$0.00	Not started
	Site Drainage	145003	480 sqft	\$2,500.00	\$0.00	\$0.00	Not started
	Landscaping	145011		\$0.00	\$1,817.33	\$1,817.33	Complete
	Site Lighting	145014	Ex. Building	\$10,000.00	\$0.00	\$0.00	Not started
	DWELLING STRUCTURES	1460		\$25,000.00	\$142,165.43	\$142,165.43	\$64,651.51
	Bathroom Renovations	146008	8	\$15,000.00	\$0.00	\$0.00	Not started
	VCT Flooring	146005	7500 sqft	\$10,000.00	\$266.48	\$266.48	\$0.00 In Progress
	Replace Windows/Screens	146001		\$0.00	\$205.83	\$205.83	\$205.83 In Progress
	Balcony Repair	146018		\$0.00	\$121.97	\$121.97	\$121.97 In Progress
	Roofing	146004	1 ad	\$0.00	\$141,571.21	\$141,571.21	\$64,323.71 In Progress
	DWELLING EQUIPMENT	1485		\$52,500.00	\$43,909.30	\$43,909.30	\$43,909.30
	FEI	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	\$0.00	\$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	\$7,865.00	\$7,865.00	\$7,865.00 Complete
	Chiller	146517		\$0.00	\$2,734.30	\$2,734.30	\$2,734.30 Complete
	Elevator Upgrade	146506	1	\$5,000.00	\$0.00	\$0.00	\$0.00 Not started
	FEES AND COSTS	1430		\$0.00	\$15,172.84	\$15,172.84	\$15,172.84
	Contract Coordinators	143003	5	\$0.00	\$15,172.84	\$15,172.84	\$15,172.84 In Progress
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$10,143.72	\$10,143.72	\$5,332.97
	Security facility Officer	419108	1	\$0.00	\$7,493.50	\$7,493.50	\$2,682.75 In Progress
	Security	419102	1 Contract	\$0.00	\$2,650.22	\$2,650.22	\$2,650.22 In Progress

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Part II: Supporting Pages		Grant Type and Number		Capital Fund Program Grant No: OK56PO7350108		CFFP (Yes/No), No		Federal FFY of Grant	
PHA Name:		Replacement Housing Factor Grant No:		Replacement Housing Factor Grant No:		CFFP (Yes/No), No		2008	
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	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated	Funds Expended ²		
OK073000013	LAFORTUNE TOWER								
	NON DWELLING STRUCTURE	1470							
	Built up Roof	147001		\$85,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Not started
				\$85,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	NON DWELLING EQUIPMENT	1475							
	Security Equipment	147511	0	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$0.00	\$0.00	\$0.00	Not started
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	\$0.00	\$0.00	Not started
OK073000017	TOTAL SOUTH HAVEN MANOR			\$72,000.00	\$284,047.42	\$284,047.42	\$284,047.42	\$284,047.42	
	SITE IMPROVEMENTS	1450							
	Paving/Parking	145002	400 sqft	\$2,000.00	\$3,927.09	\$3,927.09	\$3,927.09	\$3,927.09	Not started
	Signage	145015	1	\$0.00	\$2,109.76	\$2,109.76	\$2,109.76	\$2,109.76	Complete
	Landscaping	145011		\$0.00	\$1,817.33	\$1,817.33	\$1,817.33	\$1,817.33	Complete
	Drainage/Site Improvements	145003	5000 sqft	\$7,500.00	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	DWELLING STRUCTURES	1460							
	Bathroom Renovations	146008	3 bldgs	\$60,000.00	\$232,884.78	\$232,884.78	\$232,884.78	\$232,884.78	Complete
	Siding & Trim	146002	10 bldgs	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Exterior Painting	146003	10 bldgs	\$0.00	\$122,084.78	\$122,084.78	\$122,084.78	\$122,084.78	Complete
	Gutter Installation	146014	10 bldgs	\$0.00	\$38,510.25	\$38,510.25	\$38,510.25	\$38,510.25	In Progress
	Electrical Upgrades	146017	1	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Heating	146007	3	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Not started
	Termite Treatment	146004	2 bldgs	\$10,000.00	\$72,289.75	\$72,289.75	\$72,289.75	\$72,289.75	Complete
	NON DWELLING EQUIPMENT	1475							
	Security Equipment	147511	1 system	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	Not started
	Computer Hardware	147501	1	\$0.00	\$1,923.00	\$1,923.00	\$1,923.00	\$1,923.00	Not started
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	Not started
	FEES AND COSTS	1430							
	Contract Coordinators	143003	5	\$0.00	\$9,637.16	\$9,637.16	\$9,637.16	\$9,637.16	In Progress
	MANAGEMENT IMPROVEMENTS	1408							
	Security Facility Officer	419108	1	\$0.00	\$7,493.50	\$7,493.50	\$7,493.50	\$7,493.50	In Progress
	Security	419102	1 Contract	\$0.00	\$2,218.07	\$2,218.07	\$2,218.07	\$2,218.07	In Progress
	DWELLING EQUIPMENT	1465							
	Ranges & Refrigerators	146503	3	\$0.00	\$1,463.82	\$1,463.82	\$1,463.82	\$1,463.82	Complete

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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		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 ¹		
OK073000018	EAST CENTRAL VILLAGE TOTAL			\$132,800.00	\$433,593.36	\$424,670.36	\$413,948.32
	SITE IMPROVEMENTS	1450		\$25,300.00	\$39,622.87	\$39,622.87	
	Paving/Parking	145002	2500 sqft	\$5,000.00	\$0.00	\$0.00	Not started
	Drainage/Site Improvements	145003	1000 sqft	\$2,500.00	\$0.00	\$0.00	Not started
	mailboxes & Concrete Slab @ enclosure	145013	1	\$5,500.00	\$35,695.77	\$35,695.77	Complete
	Fencing	145004	250 ft	\$7,500.00	\$0.00	\$0.00	Not started
	Signage	145015	1	\$0.00	\$2,109.76	\$2,109.76	Not started
	Landscaping	145011	1	\$0.00	\$1,817.34	\$1,817.34	Complete
	Sidewalks	145016	160 ft	\$4,800.00	\$0.00	\$0.00	Not started
	DWELLING STRUCTURES	1460		\$100,000.00	\$360,817.06	\$360,817.06	
	Flooring	146005	9 units	\$25,000.00	\$25,162.75	\$25,162.75	In Progress
	Bathroom Renovations	146008	15 units	\$50,000.00	\$0.00	\$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	\$0.00	\$0.00	Not started
	HVAC	146010	3 buildings	\$0.00	\$282,868.42	\$282,868.42	In Progress
	NON DWELLING EQUIPMENT	1475		\$5,000.00	\$8,923.00	\$0.00	
	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
	FEES AND COSTS	1430		\$0.00	\$12,822.70	\$12,822.70	
	Contract Coordinators	143003	5	\$0.00	\$12,822.70	\$12,822.70	Complete
	MANAGEMENT IMPROVEMENTS	1408		\$0.00	\$11,407.73	\$11,407.73	
	Security Facility Officer	419108	1	\$0.00	\$7,493.50	\$7,493.50	In Progress
	Security	419102	1 Contract	\$0.00	\$3,914.23	\$3,914.23	In Progress
	NON DWELLING STRUCTURE	1470		\$2,500.00	\$0.00	\$0.00	
	Community Center Windows	147018	1	\$2,500.00	\$0.00	\$0.00	Not started

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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 ¹		
OK073000019	SCATTERED SITE TOTAL			\$197,500.00	\$201,985.54	\$163,061.54	\$163,061.54
	SITE IMPROVEMENTS	1450		\$29,500.00	\$12,130.48	\$12,130.48	
	Drainage/Site Improvements	145003	5000 ft2	\$4,500.00	\$121.17	\$121.17	Not started
	Piers	145004	2 units	\$10,000.00	\$239.31	\$239.31	Not started
	Signage	145015	1	\$0.00	\$320.00	\$320.00	Complete
	Garage Door	145017	6	\$0.00	\$11,450.00	\$11,450.00	Complete
	Sewer Lines	145005	95 ft.	\$15,000.00	\$0.00	\$0.00	Not started
	FEES AND COSTS	1430		\$0.00	\$26,276.88	\$26,276.88	
	Contract Coordinators	143003	5	\$0.00	\$26,276.88	\$26,276.88	Complete
	DWELLING EQUIPMENT	1465		\$0.00	\$35,063.07	\$35,063.07	
	Replacement HVAC Cages	146504	30	\$0.00	\$34,929.00	\$34,929.00	Complete
	Ranges & Refrigerators	146503	1 ad	\$0.00	\$134.07	\$134.07	Complete
	NON DWELLING EQUIPMENT	1475		\$0.00	\$48,924.00	\$0.00	
	Computer Hardware	147501	1	\$0.00	\$1,924.00	\$0.00	Not started
	Vehicle Replacement	147501	2	\$0.00	\$45,000.00	\$0.00	Not started
	Communication Equipment	147508	3	\$0.00	\$2,000.00	\$0.00	Not started
	NON DWELLING STRUCTURE	1470		\$0.00	\$15,221.04	\$15,221.04	
	Community Center Windows	147018	1 set	\$0.00	\$0.00	\$0.00	Not started
	Central Maintenance Facility Ren	147005	1	\$0.00	\$15,221.04	\$15,221.04	Complete
	DWELLING STRUCTURES	1460		\$168,000.00	\$64,370.07	\$64,370.07	
	Windows/Screens	146001	10 units	\$25,000.00	\$0.00	\$0.00	Not started
	Siding & Trim	146002	0	\$0.00	\$0.00	\$0.00	
	Entry Doors	146006	5 units	\$10,000.00	\$0.00	\$0.00	Not started
	Termite Treatment	146007	13 units	\$5,000.00	\$0.00	\$0.00	Not started
	HVAC Installation	146010	7 units	\$60,000.00	\$0.00	\$0.00	Not started
	Electrical Upgrade	146017	3 units	\$35,000.00	\$0.00	\$0.00	Not started
	Interior Renovation	146012	4 units	\$0.00	\$64,370.07	\$64,370.07	Complete
	Painting	146003	3 bldgs	\$18,000.00	\$0.00	\$0.00	Not started
	Roofing	146004	8 bldgs	\$15,000.00	\$0.00	\$0.00	Not started
	CONTINGENCY			\$80,000.00	\$0.00	\$0.00	
	Work Items			\$3,979,999.00	\$4,059,999.00	\$3,962,028.07	\$3,019,556.18
	TOTAL BUDGET			\$4,059,999.00	\$4,059,999.00	\$3,962,028.07	\$3,019,556.18

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Annual Statement/Performance and Evaluation Report
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Part III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: 2008	
PHA Name: 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 ¹		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
OK073000000	6/10/2010	6/10/2010	6/12/2012				
OK073000003	6/10/2010	6/10/2010	6/12/2012				
OK073000004	6/10/2010	6/10/2010	6/12/2012				
OK073000005	6/10/2010	6/10/2010	6/12/2012				
OK073000006	6/10/2010	6/10/2010	6/12/2012				
OK073000007	6/10/2010	6/10/2010	6/12/2012				
OK073000008	6/10/2010	6/10/2010	6/12/2012				
OK073000010	6/10/2010	6/10/2010	6/12/2012				
OK073000011	6/10/2010	6/10/2010	6/12/2012				
OK073000012	6/10/2010	6/10/2010	6/12/2012				
OK073000013	6/10/2010	6/10/2010	6/12/2012				
OK073000017	6/10/2010	6/10/2010	6/12/2012				
OK073000018	6/10/2010	6/10/2010	6/12/2012				
OK073000019	6/10/2010	6/10/2010	6/12/2012				

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

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	Replacement Housing Factor Grant No:	FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:	OK56R07350109	2009	
Housing Authority of the City of Tulsa		Date of CFFP:		FFY of Grant Approval:	
				2009	
Type of Grant	Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 1)		
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
		Original			Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
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 Improvement				
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 ⁴	\$266,979.00	\$299,979.00		
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 lines 2 – 19)	\$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				

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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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: OK56R07350109		FFY of Grant: 2009 FFY of Grant Approval: 2009	
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: 12/31/2010 <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 ²	Total Actual Cost ¹
		Obligated	Expended
Signature of Executive Director 		Signature of Public Housing Director Date 1/12/11	

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

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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: OK56PO7350109		2009	
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
Date of CFFP:				2009	
Type of Grant		Total Estimated Cost		Total Actual Cost ¹	
<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: 12/31/2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$96,565.65	\$96,565.65	\$0.00	\$0.00
3	1408 Management Improvements	\$693,035.03	\$868,034.93	\$841,034.93	\$322,744.46
4	1410 Administration (may not exceed 10% of line 21)	\$407,920.00	\$407,920.00	\$407,920.00	\$407,920.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$85,000.00	\$85,000.00	\$49,999.91	\$39,680.36
8	1440 Site Acquisition				
9	1450 Site Improvements	\$482,948.80	\$408,948.80	\$285,822.70	\$3,278.33
10	1460 Dwelling Structures	\$1,681,440.55	\$1,561,440.55	\$548,122.50	\$224,993.28
11	1465.1 Dwelling Equipment-Nonexpendable	\$286,000.00	\$286,000.00	\$144,440.35	\$144,440.35
12	1470 Non-dwelling Structures	\$20,000.00	\$150,000.00	\$56,704.65	\$52,314.65
13	1475 Non-dwelling Equipment	\$252,000.00	\$141,000.00	\$8,042.77	\$8,042.77
14	1485 Demolition	\$0.00	\$10,000.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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	\$64,287.07	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of line 2-10)	\$4,079,197.10	\$4,079,197.00	\$2,342,087.81	\$1,203,414.20
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$81,763.00	\$544,793.44	\$354,819.49	\$603.49
23	Amount of line 20 Related to Security - Soft Costs	\$539,376.83	\$714,376.73	\$714,376.73	\$322,744.46
24	Amount of line 20 Related to Security - Hard Costs	\$56,000.00	\$26,000.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$760,211.21	\$442,246.15	\$70,179.79	\$70,179.79

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary		FFY of Grant 2009	
PHA Name:		FFY of Grant Approval: 2009	
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:	
Grant Type and Number Capital Fund Program Grant No: OK56PO7350109		Replacement Housing Factor Grant No:	
Date of CFFP:			
Type of Grant		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) <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: 12/31/2010		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010	
Summary by Development Account		Total Actual Cost ¹	
Line		Total Estimated Cost	Revised ²
Original		Obligated	Expended
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	
1/14/11			

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									
PHA Name:		Grant Type and Number				Federal FFY of Grant:		Status of Work	
Housing Authority of the City of Tulsa		Capital Fund Program Grant No. OK56P07350109 Replacement Housing Factor Grant No. CFFP (Yes/No): NO				2009			
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Funds Expended ²	Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
	OPERATING EXPENSES	1406		\$96,565.65	\$96,565.65	\$0.00	\$0.00		
	ADMINISTRATION	1410		\$407,920.00	\$407,920.00	\$407,920.00	\$407,920.00		
	Non Technical Salaries	141001	1	\$407,920.00	\$407,920.00	\$407,920.00	\$407,920.00		
	Technical Salaries	141002	7	\$0.00	\$0.00	\$0.00	\$0.00		
	Benefits	141009	7	\$0.00	\$0.00	\$0.00	\$0.00		
	Sundry Admin. Costs	141019	lump sum	\$0.00	\$0.00	\$0.00	\$0.00		
	FEES AND COSTS	1430		\$85,000.00	\$35,000.09	\$0.00	\$0.00		
	A/E Fees	143001	1 Contract	\$60,000.00	\$35,000.09	\$0.00	\$0.00		
	Consultant Fees	143002	1 Contract	\$25,000.00	\$0.00	\$0.00	\$0.00		

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² 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:			
Housing Authority of the City of Tulsa		Capital Fund Program Grant No: OK56FO7350109		2009			
		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 ¹		
73-00	CENTRAL OFFICE			\$116,500.00	\$146,500.00	\$56,704.65	\$52,314.65
	SITE IMPROVEMENTS	1450		\$1,500.00	\$1,500.00	\$0.00	\$0.00
	Site Lighting	145014	1 building	\$1,500.00	\$1,500.00	\$0.00	\$0.00
	NON DWELLING STRUCTURES	1470		\$15,000.00	\$145,000.00	\$56,704.65	\$52,314.65
	Interior Renovations	147003	8000 SQFT	\$15,000.00	\$41,187.34	\$41,187.34	\$41,187.34
	Carpet	147025	1 floor	\$15,000.00	\$12,682.66	\$0.00	\$0.00
	Windows	147018		\$0.00	\$9,100.00	\$9,100.00	\$9,100.00
	Awning	147024	1	\$0.00	\$4,390.00	\$4,390.00	\$4,390.00
	Roof Replacement	147001	1	\$115,000.00	\$77,640.00	\$0.00	\$0.00
	NON DWELLING EQUIPMENT	1475		\$100,000.00	\$77,640.00	\$0.00	\$0.00
	Computer Hardware	147501	25	\$40,000.00	\$0.00	\$0.00	\$0.00
	Copiers	147502	16	\$15,000.00	\$0.00	\$0.00	\$0.00
	Printers	147503	7	\$10,000.00	\$0.00	\$0.00	\$0.00
	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
	Security Equipment	147511	1	\$30,000.00	\$0.00	\$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: OK56P07350109		2009			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFP (Yes/No): No					
Development Number/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised ¹		
OK073000001	TOTAL SEMINOLE HILLS			\$268,802.66	\$168,881.48	\$105,799.08	\$35,451.80
	SITE IMPROVEMENTS						
	1450 Parking & Paving	1450	480 sqft	\$73,500.00	\$19,000.00	\$0.00	\$0.00
	145002 Drainage/Site Improvements	145002	2000 sqft	\$5,000.00	\$5,000.00		Not Started
	145003 Sewer Line Replacement	145003	500 ft	\$10,000.00	\$2,000.00		Not Started
	145004 Fencing	145004	181 ft	\$8,500.00	\$500.00		Not Started
	145011 Landscape	145011	site	\$15,000.00	\$500.00		Not Started
	145014 Site Lighting	145014	10 buildings	\$30,000.00	\$1,000.00		Not Started
	DWELLING STRUCTURES						
	146012 Interior Reno/504	1460	1	\$126,000.00	\$50,782.68	\$26,037.89	\$191.67
	146010 HVAC	146010	5 units	\$16,000.00	\$15,782.68		Not Started
	146006 Replace Entry Doors	146006	30	\$0.00	\$26,037.89	\$26,037.89	\$191.67
	146001 Windows	146001	115	\$80,000.00	\$1,808.33		In Progress
	MANAGEMENT IMPROVEMENTS						
	1408 Security	1408	1 Contract	\$50,302.66	\$73,952.66	\$71,702.66	\$27,575.45
	419102 Salaries	419102	2 positions	\$21,497.81	\$27,647.81	\$27,647.81	\$27,575.45
	419103 Staff Training	419103	1 seminars	\$10,554.85	\$10,554.85	\$10,554.85	In Progress
	419105 Computer Software	419105	1	\$1,250.00	\$1,250.00		Not Started
	419106 Facility Officers	419106	1 positions	\$1,000.00	\$1,000.00		Not Started
	419108 FEES AND COST	419108	1 positions	\$16,000.00	\$33,500.00	\$33,500.00	In Progress
	1430 Contract Coordinators	1430	5	\$0.00	\$6,146.14	\$6,146.14	\$5,772.29
	143003 DWELLING EQUIPMENT	143003	16 units	\$8,000.00	\$8,000.00	\$1,912.39	\$1,912.39
	1465 Ranges & Refrigerators	1465	16 units	\$8,000.00	\$8,000.00	\$1,912.39	\$1,912.39
	146503 NON DWELLING EQUIPMENT	146503	1	\$11,000.00	\$11,000.00		In Progress
	1475 Vehicle Replacement	1475	1	\$11,000.00	\$11,000.00		Not Started

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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
 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: OK66P07350109		2009			
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 ¹		
OK073000003	TOTAL COMANCHE PARK			\$571,435.10	\$571,310.95	\$323,396.84	\$282,662.40
	SITE IMPROVEMENTS	1450		\$47,500.00	\$18,548.39	\$0.00	\$0.00
	Drainage/Site Improvements	145003		\$10,000.00	\$9,048.39		Not Started
	Landscape	145011	9 beds	\$5,000.00	\$500.00		Not Started
	Gas System Upgrade	145007	150 ft	\$5,000.00	\$500.00		Not Started
	Sewer Line Replacement	145001	4 Blggs	\$5,000.00	\$500.00		Not Started
	Fencing	145004	265 ft	\$2,500.00	\$2,500.00		Not Started
	Site Lighting	145014	2 blggs	\$5,000.00	\$5,000.00		Not Started
	Mailbox Enclosure	145013	1	\$5,000.00	\$500.00		Not Started
	Dumpster Enclosure	145008	3	\$0.00	\$0.00		
	Playground Equipment	145009	1	\$0.00	\$0.00		
	MANAGEMENT IMPROVEMENTS	1408		\$131,935.10	\$156,435.10	\$154,185.10	\$116,017.92
	Security	419102	1 Contract	\$111,130.25	\$118,130.25	\$118,130.25	\$116,017.92
	Salaries	419103	2 positions	\$10,554.85	\$10,554.85	\$10,554.85	In Progress
	Staff Training	419105	1 seminars	\$1,250.00	\$1,250.00		Not Started
	Computer Software	419106	1	\$1,000.00	\$1,000.00		Not Started
	Facility Officers	419108	1 positions	\$8,000.00	\$25,500.00	\$25,500.00	In Progress
	DWELLING EQUIPMENT	1465		\$12,500.00	\$17,304.00	\$15,228.08	\$15,228.08
	Ranges & Refrigerators	146503	16 units	\$8,000.00	\$8,000.00	\$5,924.08	In Progress
	Replacement Window A/C Units	146504	10 units	\$4,500.00	\$9,304.00	\$9,304.00	Complete
	NON DWELLING EQUIPMENT	1475		\$0.00	\$0.00	\$0.00	\$0.00
	Vehicle Replacement	147507	1	\$0.00	\$0.00	\$0.00	

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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. OK56PO7350109		2009			
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 ¹		
	DWELLING STRUCTURES	1460		\$374,500.00	\$359,477.32	\$149,437.52	\$147,687.52
	Electrical Upgrade	146017	1	\$5,000.00	\$5,000.00		Not Started
	Porch posts	146025	25 units	\$30,000.00	\$782.68		Not Started
	HVAC/Heating	146010	16 units	\$50,000.00	\$25,000.00		Not Started
	Siding and Trim	146002	8 units	\$45,000.00	\$142,760.00	\$142,760.00	Completed
	Shower Valve	146023	10 units	\$4,500.00	\$4,500.00		Not Started
	Tub Surrounds	146023	25	\$50,000.00	\$21,000.00		Not Started
	Soffits	146002		\$0.00	\$0.00	\$0.00	Not Started
	Termite treatment/Structural Repair	146007	2 buildings	\$40,000.00	\$10,000.00		Not Started
	Roofing Flats	146004	7 units	\$60,000.00	\$60,000.00		Not Started
	Hot Water Tanks	146011	25 units	\$35,000.00	\$35,000.00		Not Started
	Bathroom Renovations	146008	8 units	\$25,000.00	\$25,000.00		Not Started
	Flooring	146005	8 units	\$30,000.00	\$30,000.00	\$6,460.20	\$4,710.20 In Progress
	Door Locks	146026		\$0.00	\$434.64	\$217.32	\$217.32 In Progress
	NON DWELLING STRUCTURES	1470		\$5,000.00	\$5,000.00	\$0.00	\$0.00
	Security Equipment	147015	1	\$5,000.00	\$5,000.00		
	FEES & COST	1430		\$0.00	\$4,546.14	\$4,546.14	\$3,728.88
	Contract Coordinator	143003	5	\$0.00	\$4,546.14	\$4,546.14	\$3,728.88 In Progress
	DEMOLITION	1485		\$0.00	\$10,000.00	\$0.00	\$0.00
	DEMOLITION	148501	4 SLABS	\$0.00	\$10,000.00	\$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: OK58P07350109		2009			
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 ¹		
OK073000004	TOTAL PIONEER PLAZA			\$174,532.09	\$282,934.11	\$232,404.66	\$13,500.58
	SITE IMPROVEMENTS			\$23,763.00	\$4,763.00	\$572.47	\$572.47
	Site Drainage	145003	4500 ft2	\$4,500.00	\$1,500.00		
	Tuck point	145006	50 sq ft	\$5,000.00	\$500.00		
	Fence	145004	128 ft	\$6,000.00	\$1,000.00		
	Landscape	145011	4 beds	\$2,500.00	\$500.00		
	Gas System Upgrade	145007		\$0.00	\$572.47	\$572.47	\$572.47
	Parking/Paving/504	145002	1280 sq ft	\$5,763.00	\$690.53		
	DWELLING EQUIPMENT			\$27,500.00	\$25,888.00	\$6,299.08	\$6,299.08
	Fire System Upgrade	146510	1	\$1,000.00	\$1,000.00		
	Heat Pumps	146501	2	\$0.00	\$0.00		
	Elevator Upgrades	146508	1	\$0.00	\$0.00		
	Boiler	146502	1	\$2,000.00	\$2,000.00		
	Generator	146507	1	\$1,500.00	\$888.00	\$375.00	\$375.00
	Fire Suppression	146510	1	\$5,000.00	\$5,000.00		
	Elevator Upgrade	146506	1	\$5,000.00	\$5,000.00		
	Chiller	146517	1	\$5,000.00	\$5,000.00		
	Ranges & Refrigerators	146503	16 units	\$8,000.00	\$8,000.00	\$5,924.08	\$5,924.08
	MANAGEMENT IMPROVEMENTS			\$40,769.99	\$47,269.09	\$45,019.09	\$5,567.79
	Security	149102	1 Contract	\$19,964.24	\$8,964.24	\$8,964.24	\$5,967.79
	Salaries	419103	2 positions	\$10,554.85	\$10,554.85	\$10,554.85	
	Staff Training	419105	1 seminars	\$1,250.00	\$1,250.00		
	Computer Software	419106	1	\$1,000.00	\$1,000.00		
	Facility Offices	419108	1 positions	\$8,000.00	\$25,500.00	\$25,500.00	
	DWELLING STRUCTURES			\$71,500.00	\$191,467.88	\$179,967.88	\$167.88
	Entry Doors	146006	4	\$16,500.00	\$6,500.00		
	Shower Repair/Replacement 504	146023	6	\$25,000.00	\$178,967.88	\$178,967.88	\$167.88
	Sewer Lines	146024	250 ft	\$1,000.00	\$1,000.00		
	Windows & Sliding Glass Doors	146001	10	\$25,000.00	\$5,000.00		
	FEES & COST			\$0.00	\$1,546.14	\$1,546.14	\$893.36
	Contract Coordinator	143003	5	\$0.00	\$1,546.14	\$1,546.14	\$893.36
	NON DWELLING EQUIPMENT			\$11,000.00	\$11,000.00	\$0.00	\$0.00
	Vehicle Replacement	147507	1	\$11,000.00	\$11,000.00		

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² 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		Capital Fund Program Grant No. OK56P07350109		CFPP (Yes/No): No		Federal FFY of Grant: 2009				
PHA Name: Housing Authority of the City of Tulsa		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²			
OK073000005	TOTAL APACHE MANOR			\$329,623.83	\$290,780.90	\$162,591.98	\$121,750.57			
	SITE IMPROVEMENTS			\$42,400.00	\$11,866.93	\$243.93	\$243.93			
	Paving/Parking/504	145002	stripping	\$2,400.00	\$2,521.97	\$121.97	\$121.97			In Progress
	Drainage/Site Improvements	145003	4800 ft2	\$5,000.00	\$5,000.00					Not Started
	Fence	145004	220 ft	\$5,000.00	\$1,121.96	\$121.96	\$121.96			In Progress
	Gas System Upgrade	145007	4 units	\$5,000.00	\$1,000.00					Not Started
	Landscape	145011	12 beds	\$5,000.00	\$1,223.00					Not Started
	Dumpster Enclosure	145008	3 enclosures	\$5,000.00	\$500.00					Not Started
	Sewer Line Replacement	145005	300	\$15,000.00	\$500.00					Not Started
	DWELLING STRUCTURES			\$149,000.00	\$112,240.00	\$0.00	\$0.00			
	VCT	146005	5000 sqft	\$30,000.00	\$30,000.00					Not Started
	HVAC	146010	5000 sqft	\$50,000.00	\$25,000.00					Not Started
	Siding	146002	4 buildings	\$25,000.00	\$22,240.00					Not Started
	Exterior Painting	146003	4 buildings	\$25,000.00	\$25,000.00					Not Started
	Electrical Upgrade	1460017	2	\$10,000.00	\$10,000.00					Not Started
	MANAGEMENT IMPROVEMENTS			\$123,723.83	\$146,223.83	\$43,973.83	\$103,791.17			
	Security	419102	1 Contract	\$102,918.98	\$107,918.98	\$107,918.98	\$107,918.98			In Progress
	Salaries	419103	2 positions	\$10,554.85	\$10,554.85					In Progress
	Staff Training	419105	1 seminars	\$1,250.00	\$1,250.00					Not Started
	Computer Software	419106	1	\$1,000.00	\$1,000.00					Not Started
	Facility Officers	419108	1 positions	\$8,000.00	\$25,500.00	\$25,500.00	\$25,500.00			In Progress
	DWELLING EQUIPMENT			\$12,500.00	\$17,304.00	\$15,228.08	\$15,228.08			
	Ranges & Refrigerators	146503	16 units	\$8,000.00	\$8,000.00	\$5,924.08	\$5,924.08			In Progress
	Replacement Window A/C Units	146504	4 units	\$4,500.00	\$9,304.00	\$9,304.00	\$9,304.00			Complete
	FEES & COSTS			\$0.00	\$3,146.14	\$3,146.14	\$2,487.39			
	Contract Coordinator	143003	5	\$0.00	\$3,146.14	\$3,146.14	\$2,487.39			In Progress
	NON DWELLING EQUIPMENT			\$11,000.00	\$0.00	\$0.00	\$0.00			
	Vehicle Replacement	147507	1	\$11,000.00	\$0.00	\$0.00	\$0.00			Not Started
	TOTAL MOHAWK MANOR			\$187,626.35	\$347,143.14	\$266,720.89	\$33,355.83			
	SITE IMPROVEMENTS			\$34,809.00	\$179,629.64	\$175,729.64	\$313.64			
	Paving/Parking/504	145002	480 ft2	\$2,400.00	\$175,729.64	\$175,729.64	\$313.64			In Progress
	Site Lighting	145014	5 buildings	\$25,000.00	\$1,000.00					Not Started
	Landscape	145011	4 beds	\$5,000.00	\$500.00					Not Started
	Drainage/Site Improvements	145003	2400 ft2	\$2,400.00	\$2,400.00					Not Started
	DWELLING STRUCTURES			\$70,000.00	\$72,000.00	\$17,191.67	\$191.67			
	Bathroom Tub Surrounds	146023	20 units	\$35,000.00	\$20,000.00					Not Started
	Sewer Line Replacement	146024	1	\$15,000.00	\$15,000.00					Not Started
	VCT	146005	2	\$10,000.00	\$27,000.00	\$17,191.67	\$191.67			In Progress
	Electrical Upgrade	146017	1	\$10,000.00	\$10,000.00					Not Started
	MANAGEMENT IMPROVEMENTS			\$57,325.35	\$57,325.35	\$55,075.35	\$15,407.24			
	Security	419102	1 Contract	\$19,020.50	\$19,020.50	\$19,020.50	\$15,407.24			In Progress
	Salaries	419103	2 positions	\$10,554.85	\$10,554.85					In Progress
	Staff Training	419105	1 seminars	\$1,250.00	\$1,250.00					Not Started
	Computer Software	419106	1	\$1,000.00	\$1,000.00					Not Started
	Facility Officers	419108	1 positions	\$25,500.00	\$25,500.00	\$25,500.00	\$25,500.00			In Progress
	DWELLING EQUIPMENT			\$14,500.00	\$18,342.00	\$14,878.08	\$14,878.08			
	Ranges & Refrigerators	146503	16 units	\$8,000.00	\$8,000.00	\$5,924.08	\$5,924.08			In Progress
	Replacement Window A/C Units	146504	4 units	\$6,500.00	\$10,342.00	\$9,954.00	\$8,954.00			In Progress
	FEES & COSTS			\$0.00	\$3,846.15	\$3,846.15	\$2,565.20			
	Contract Coordinator	143003	5	\$0.00	\$3,846.15	\$3,846.15	\$2,565.20			In Progress
	NON DWELLING EQUIPMENT			\$11,000.00	\$11,000.00	\$0.00	\$0.00			
	Vehicle Replacement	147507	1	\$11,000.00	\$11,000.00	\$11,000.00	\$0.00			Not Started

² 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 FY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56PO7350109		2009			
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 ¹		
OK073000007	TOTAL HEWGLETT TERRACE			\$198,516.45	\$157,292.60	\$69,255.45	\$26,285.54
	SITE IMPROVEMENTS	1450		\$7,300.00	\$900.00	\$0.00	\$0.00
	Landscape	145011	4 beds	\$2,500.00	\$500.00		Not Started
	Paving/Parking 504	145002	750sqft	\$4,800.00	\$300.00		Not Started
	DWELLING EQUIPMENT	1465		\$35,500.00	\$37,580.00	\$12,550.08	
	Fan Coil	146518	1	\$5,000.00	\$5,000.00		
	Boiler	146502	1 system	\$5,000.00	\$4,388.00		
	Air Handlers	146509	1 system	\$8,000.00	\$8,000.00	\$2,434.00	In Progress
	Ranges & Refrigerators	146503	16 units	\$16,000.00	\$16,000.00	\$5,924.08	In Progress
	Replacement Window A/C Units	146504	4 units	\$1,500.00	\$4,192.00	\$4,192.00	Complete
	NON DWELLING EQUIPMENT	1475		\$20,000.00	\$20,000.00	\$8,042.77	
	Fire Suppression	147511	1 system	\$5,000.00	\$5,000.00		Not Started
	Hot Water Tank	147514		\$0.00	\$8,042.77	\$8,042.77	Complete
	Fire alarm Head Replacement	147512	1	\$15,000.00	\$6,957.23		Not Started
	DWELLING STRUCTURES	1460		\$80,000.00	\$48,000.00	\$0.00	
	Entry Doors	146006	60	\$30,000.00	\$15,000.00		Not Started
	Windows	146001	5	\$30,000.00	\$13,000.00		Not Started
	Sewer Line	146024	125 ft	\$10,000.00	\$10,000.00		Not Started
	HVAC	146010	1	\$10,000.00	\$10,000.00		Not Started
	MANAGEMENT IMPROVEMENTS	1408		\$55,716.45	\$48,566.45	\$46,316.45	
	Security	419102	1 Contract	\$17,911.60	\$10,761.60	\$10,761.60	In Progress
	Salaries	419103	2 positions	\$10,554.85	\$10,554.85	\$10,554.85	In Progress
	Staff Training	419105	1 seminars	\$1,250.00	\$1,250.00		Not Started
	Computer Software	419106	1	\$1,000.00	\$1,000.00		Not Started
	Facility Officers	419108	1 positions	\$25,000.00	\$25,000.00	\$25,000.00	In Progress
	FEES & COSTS	1430		\$0.00	\$2,346.15	\$2,346.15	
	Contract Coordinator	143003	5	\$0.00	\$2,346.15	\$2,346.15	In Progress
	NON DWELLING EQUIPMENT	1475		\$0.00	\$0.00	\$0.00	
	Vehicle Replacement	147507	1	\$0.00	\$0.00		

¹ 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 and
 Capital Fund Financing Program

U.S Department of Housing and Urban Development
 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: OK56PO7350109		2009			
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 ¹		
OK073000008	TOTAL RIVERVIEW PARK			\$218,123.84	\$236,885.15	\$149,869.83	\$109,778.49
	SITE IMPROVEMENTS	1450		\$83,511.21	\$3,789.25	\$121.97	\$121.97
	Paving/Parking/504	145002	400 sqft	\$2,400.00	\$200.00		Not Started
	Playground Equipment	145009	1	\$5,000.00	\$1,000.00		Not Started
	Landscape	145011	8 beds	\$5,000.00	\$500.00		Not Started
	Sewer Line Replacement	145005	100ft	\$12,500.00	\$500.00		Not Started
	Piers/Fencing	145004	10	\$5,000.00	\$878.04		Not Started
	Signage	145015		\$0.00	\$121.97	\$121.97	In Progress
	Site Lighting	145014	site	\$53,711.21	\$589.24		Not Started
	DWELLING STRUCTURES	1450		\$75,000.00	\$144,427.12	\$76,395.00	\$76,395.00
	Termite Treatment/Structural Repairs	146007	5000 sqft	\$10,000.00	\$10,000.00		Not Started
	Bathroom Tub Surrounds	146008	8	\$25,000.00	\$25,000.00		Not Started
	Upgrade Main Building Electrical	146017	1	\$15,000.00	\$15,000.00		Not Started
	Replace Roofing	146004	6	\$0.00	\$76,395.00	\$76,395.00	Complete
	VCT Flooring	146005	1	\$25,000.00	\$18,032.12	\$64,268.63	\$14,441.67
	MANAGEMENT IMPROVEMENTS	1408		\$39,018.63	\$56,518.63	\$18,713.78	\$14,441.67
	Security	419102	1 Contract	\$18,713.78	\$18,713.78	\$18,713.78	In Progress
	Salaries	419103	2 positions	\$10,554.85	\$10,554.85	\$10,554.85	In Progress
	Staff Training	419105	1 seminars	\$1,250.00	\$1,250.00		Not Started
	Computer Software	419106	1	\$1,000.00	\$1,000.00		Not Started
	Facility Officers	419108	1 positions	\$7,500.00	\$25,000.00	\$25,000.00	In Progress
	DWELLING EQUIPMENT	1465		\$9,500.00	\$17,304.00	\$15,228.08	\$15,228.08
	Ranges & Refrigerators	146503	16 units	\$8,000.00	\$8,000.00	\$5,924.08	\$5,924.08
	Replacement Window A/C Units	146504	4 units	\$1,500.00	\$9,304.00	\$9,304.00	\$9,304.00
	NON DWELLING EQUIPMENT	1475		\$11,000.00	\$11,000.00	\$0.00	\$0.00
	Vehicle Replacement	147507	1	\$11,000.00	\$11,000.00		Not Started
	FEES & COSTS	1430		\$0.00	\$0.00	\$3,846.15	\$3,846.15
	Contract Coordinator	143003	5	\$0.00	\$3,846.15	\$3,846.15	\$3,846.15

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant			
PHA Name:		Capital Fund Program Grant No: OK56P07350109		2009			
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 ¹		
OK073000010	TOTAL SANDY PARK			\$186,928.46	\$148,078.61	\$72,036.14	\$23,383.49
	SITE IMPROVEMENTS	1450		\$24,400.00	\$2,400.00	\$0.00	\$0.00
	Paving/Parking/504	145002	400 sqft	\$2,000.00	\$500.00		Not Started
	Drainage/Site Improvements	145003	2000 sqft	\$2,400.00	\$400.00		Not Started
	Sewer Line Replacement	145005	100 ft	\$10,000.00	\$500.00		Not Started
	Gas System Upgrade	145007	4 units	\$5,000.00	\$500.00		Not Started
	Landscaping	145011	8 beds	\$5,000.00	\$500.00		Not Started
	DWELLING STRUCTURES	1460		\$103,316.55	\$58,316.55	\$0.00	\$0.00
	Electrical Upgrade	146017	1	\$25,000.00	\$5,000.00		Not Started
	Bathroom Tub Surrounds	146008	10	\$15,000.00	\$15,000.00		Not Started
	Termite/Structural Repairs	146007	5 units	\$10,000.00	\$10,000.00		Not Started
	Porch Mock up	146025	3	\$15,000.00	\$15,000.00		Not Started
	Siding	146002	2 buildings	\$25,000.00	\$0.00		Not Started
	Exterior Painting	146003	2 buildings	\$13,316.55	\$13,316.55		Not Started
	MANAGEMENT IMPROVEMENTS	1408		\$38,711.91	\$56,211.91	\$53,961.91	\$6,155.82
	Security	419102	1 Contract	\$18,407.06	\$18,407.06	\$18,407.06	\$6,155.82
	Salaries	419103	2 positions	\$10,554.85	\$10,554.85	\$10,554.85	
	Staff Training	419105	1 seminars	\$1,250.00	\$1,250.00		Not Started
	Computer Software	419106	1	\$1,000.00	\$1,000.00		Not Started
	Facility Officers	419108	1 positions	\$7,500.00	\$25,000.00	\$25,000.00	In Progress
	DWELLING EQUIPMENT	1465		\$9,500.00	\$17,304.00	\$15,228.08	\$15,228.08
	Ranges & Refrigerators	146503	16 units	\$8,000.00	\$8,000.00	\$5,924.08	\$5,924.08
	Replacement Window A/C Units	146504	4 units	\$1,500.00	\$9,304.00	\$9,304.00	\$9,304.00
	FEES & COSTS	1430		\$0.00	\$2,846.15	\$2,846.15	\$1,999.59
	Contract Coordinator	143003	5	\$0.00	\$2,846.15	\$2,846.15	\$1,999.59
	NON DWELLING EQUIPMENT	1475		\$11,000.00	\$11,000.00	\$0.00	\$0.00
	Vehicle Replacement	147507	1	\$11,000.00	\$11,000.00		

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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		CFPP (Yes/No): No		Total Actual Cost		Status of Work	
PHA Name:		Capital Fund Program Grant No:		CFPP (Yes/No): No		Total Actual Cost		Status of Work	
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFPP (Yes/No): No		Total Actual Cost		Status of Work	
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 ¹	Funds Obligated ²	Funds Expended ²		
OK073000012	TOTAL PARKVIEW TERRACE			\$203,464.83	\$185,814.88	\$72,610.93	\$26,667.14		
	SITE IMPROVEMENTS								
	14500 Paving/Parking	1450	400 soft	\$46,300.00	\$3,000.00	\$121.97	\$121.97	Not Started	
	14502 Dumpster enclosures	145002	3 enclosures	\$4,800.00	\$300.00			Not Started	
	145008 Site Lighting	145008	site	\$10,000.00	\$500.00			Not Started	
	145014 Landscaping	145014	10 beds	\$12,000.00	\$1,878.03			Not Started	
	145011 Gas System Upgrade	145011	4 units	\$5,000.00	\$0.00			Not Started	
	145007 Signage	145007		\$2,500.00	\$200.00			In Progress	
	145015 Mailbox Enclosure	145015	1	\$0.00	\$121.97	\$121.97	\$121.97	Not Started	
	DWELLING STRUCTURES								
	14601 Tub Surrounds	14601	20	\$95,000.00	\$95,000.00	\$0.00	\$0.00	Not Started	
	146017 Electrical Upgrades	146017	4units	\$40,000.00	\$40,000.00			Not Started	
	146010 HVAC	146010	50 units	\$5,000.00	\$5,000.00			Not Started	
	MANAGEMENT IMPROVEMENTS								
	1408 Security	1408	1 Contract	\$38,664.83	\$56,164.73	\$63,914.73	\$8,695.12	In Progress	
	419102 Salaries	419102	2 positions	\$18,359.98	\$18,359.88	\$18,359.88	\$8,695.12	In Progress	
	419103 Staff Training	419103	1 seminars	\$10,554.85	\$10,554.85	\$10,554.85		Not Started	
	419106 Computer Software	419106	1	\$1,250.00	\$1,250.00			Not Started	
	419108 Facility Officers	419108	1 positions	\$1,000.00	\$1,000.00	\$25,000.00		In Progress	
	DWELLING EQUIPMENT								
	1465 Ranges & Refrigerators	1465	16 units	\$7,500.00	\$7,500.00	\$15,228.08	\$15,228.08	In Progress	
	146503 Replacement Window A/C Units	146503	4 units	\$8,000.00	\$8,000.00	\$5,924.08	\$5,924.08	Complete	
	146504 FEES & COSTS	146504	4 units	\$4,500.00	\$9,304.00	\$9,304.00	\$9,304.00	Complete	
	NON DWELLING EQUIPMENT								
	1430 Contract Coordinator	1430	5	\$0.00	\$3,346.15	\$3,346.15	\$2,621.97	In Progress	
	1475 Vehicle Replacement	1475	1	\$11,000.00	\$11,000.00	\$0.00	\$0.00		
	147507	147507	1	\$11,000.00	\$11,000.00				

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Part II: Supporting Pages		Grant Type and Number		Capital Fund Program Grant No. OK56P07350109		Federal FFY of Grant:		
PHA Name:		Replacement Housing Factor Grant No. CFFP (Yes/No): No		2009				
Housing Authority of the City of Tulsa		Development Account No.		Quantity		Total Estimated Cost		
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 ¹	Funds Obligated ²	Funds Expended ²	
OK073000013	TOTAL LAFORTUNE TOWER			\$259,188.33	\$324,209.53	\$174,580.66	\$23,311.77	
	SITE IMPROVEMENTS							
	Paving/Parking	1450	390 sqft	\$9,500.00	\$9,500.00	\$2,803.05	\$1,551.68	In Progress
	Gas System Upgrade	145002	2 units	\$2,500.00	\$2,500.00	\$1,551.68		Not Started
	Landscaping	145011	4 beds	\$2,500.00	\$2,500.00			Not Started
	Site Drainage	145003	480 sqft	\$2,500.00	\$2,500.00	\$1,351.37		Not Started
	DWELLING STRUCTURES			\$70,000.00	\$149,733.00	\$99,733.00	\$0.00	
	Tub Surrounds	146011	8	\$15,000.00	\$15,000.00			Not Started
	VCT Flooring	146005	7500 sqft	\$10,000.00	\$10,000.00			Not Started
	HVAC Systems Flats	146010	4	\$15,000.00	\$15,000.00			Not Started
	Patio Doors	146006	40	\$30,000.00	\$10,000.00			Not Started
	Balcony Repair	146018	30	\$0.00	\$99,733.00	\$99,733.00	\$0.00	In Progress
	DWELLING EQUIPMENT			\$120,000.00	\$79,649.00	\$9,767.08	\$9,767.08	
	Heat Pumps	146504	5 units	\$1,500.00	\$3,843.00	\$3,843.00		Complete
	Air Handling Equipment	146509	2	\$25,000.00	\$17,315.00			Not Started
	Loop System	146516	1	\$47,500.00	\$46,503.00			Not Started
	Elevator Upgrade	146506	1	\$5,000.00	\$5,000.00			Not Started
	Ranges & Refrigerators	146503	16 units	\$16,000.00	\$6,886.00	\$5,924.08	\$5,924.08	In Progress
	MANAGEMENT IMPROVEMENTS			\$25,000.00	\$56,188.33	\$53,938.33	\$4,406.04	
	Security	1408		\$0.00	\$0.00			
	Salaries	419102	1 Contract	\$18,383.48	\$18,383.48	\$18,383.48	\$4,406.04	In Progress
	Staff Training	419103	2 positions	\$10,554.85	\$10,554.85	\$10,554.85		Not Started
	Computer Software	419105	1 seminars	\$1,250.00	\$1,250.00			Not Started
	Facility Officers	419106	1	\$1,000.00	\$1,000.00			Not Started
	FEES & COST			\$7,500.00	\$25,000.00	\$8,239.20	\$7,586.97	
	Contract Coordinator	1430	1 positions	\$0.00	\$8,239.20	\$8,239.20	\$7,586.97	In Progress
	NON-DWELLING EQUIPMENT			\$21,000.00	\$21,000.00	\$0.00	\$0.00	
	Vehicle Replacement	147507	5	\$0.00	\$21,000.00	\$21,000.00	\$0.00	In Progress
	Security & Fire Protection	147507	1	\$11,000.00	\$11,000.00			Not Started
		147511		\$10,000.00	\$10,000.00			Not Started

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

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: OK56P07350109		2009			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No: CFFF (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 ¹		
OK073000017	TOTAL SOUTH HAVEN MANOR			\$361,763.63	\$298,665.73	\$167,967.81	\$15,762.28
	SITE IMPROVEMENTS	1450		\$12,000.00	\$109,777.00	\$105,777.00	\$0.00
	Paving/Parking/504	145002	400 sqft	\$2,000.00			Not Started
	Landscaping	145011	4 beds	\$5,000.00	\$1,000.00		Not Started
	Drainage/Site Improvements	145003	5000 sqft	\$5,000.00	\$1,000.00		Not Started
	Retaining Wall	145018	1	\$0.00	\$105,777.00	\$105,777.00	In Progress
	DWELLING STRUCTURES	1460		\$292,500.00	\$111,372.00	\$0.00	\$0.00
	Bathroom Tub Surrounds	146023	3 bldgs	\$25,000.00			Not Started
	Electrical Upgrades	146017	1	\$10,000.00	\$10,000.00		Not Started
	Heating	146010	3	\$15,000.00	\$15,000.00		Not Started
	Termite Treatment	146007	7 bldgs	\$10,000.00	\$10,000.00		Not Started
	VCT Flooring	146005	2 units	\$5,000.00	\$5,000.00		Not Started
	Exterior Painting	146003	3 bldgs	\$157,500.00	\$46,372.00		Not Started
	Siding	146002	1 building	\$70,000.00	\$0.00		Not Started
	MANAGEMENT IMPROVEMENTS	1408		\$38,263.63	\$55,763.63	\$53,513.63	\$8,085.10
	Security	419102	1 Contract	\$17,958.78	\$17,958.78	\$17,958.78	In Progress
	Salaries	419103	2 positions	\$10,554.85	\$10,554.85	\$10,554.85	In Progress
	Staff Training	419105	1 seminars	\$1,250.00	\$1,250.00		Not Started
	Computer Software	419106	1	\$1,000.00	\$1,000.00		Not Started
	Facility Officers	419108	1 positions	\$7,500.00	\$25,000.00	\$25,000.00	In Progress
	DWELLING EQUIPMENT	1465		\$8,000.00	\$8,000.00	\$5,924.08	\$5,924.08
	Ranges & Refrigerators	146503	16 units	\$8,000.00	\$8,000.00	\$5,924.08	In Progress
	NON DWELLING EQUIPMENT	1475		\$11,000.00	\$11,000.00	\$0.00	\$0.00
	Vehicle Replacement	147507	1	\$11,000.00	\$11,000.00		
	FEES & COSTS	1430		\$0.00	\$2,753.10	\$2,753.10	\$1,753.10
	Contract Coordinator	143003	5	\$0.00	\$2,753.10	\$2,753.10	\$1,753.10

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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: OK56P07350109		2009			
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 ¹		
OK073000018	EAST CENTRAL VILLAGE TOTAL			\$131,415.22	\$144,461.37	\$64,827.11	\$17,625.85
	SITE IMPROVEMENTS						
	Paving/Parking/504	145002	2500 sqft	\$5,000.00	\$4,500.00	\$0.00	Not Started
	Drainage/Site Improvements	145003	1000 sqft	\$2,500.00	\$2,500.00		Not Started
	Landscaping	145011	4 beds	\$5,000.00	\$1,000.00		Not Started
	Dumpster Enclosures	145008		\$0.00	\$0.00		
	DWELLING STRUCTURES	1460		\$60,000.00	\$60,000.00	\$191.66	\$191.66
	Replace Roofing	146004		\$0.00	\$191.66	\$191.66	In Progress
	Flooring	146005	9 units	\$25,000.00	\$24,808.34	\$0.00	Not Started
	Bathroom Tub Surrounds	146008	15 units	\$35,000.00	\$35,000.00		Not Started
	MANAGEMENT IMPROVEMENTS	1408		\$39,915.22	\$57,415.22	\$55,165.22	\$8,415.85
	Security	419102	1 Contract	\$19,610.37	\$19,610.37	\$19,610.37	In Progress
	Salaries	419103	2 positions	\$10,554.85	\$10,554.85	\$10,554.85	In Progress
	Staff Training	419105	1 seminars	\$1,250.00	\$1,250.00		Not Started
	Computer Software	419106	1	\$1,000.00	\$1,000.00		In Progress
	Facility Officers	419108	1 positions	\$7,500.00	\$25,000.00	\$25,000.00	In Progress
	DWELLING EQUIPMENT	1465		\$8,000.00	\$8,000.00	\$5,924.08	\$5,924.08
	Ranges & Refrigerators	146503	16 units	\$8,000.00	\$8,000.00	\$5,924.08	In Progress
	NON DWELLING EQUIPMENT	1475		\$11,000.00	\$11,000.00	\$0.00	\$0.00
	Vehicle Replacement	147507	1	\$11,000.00	\$11,000.00		Not Started
	FEES & COSTS	1430		\$0.00	\$3,546.15	\$3,546.15	\$3,094.26
	Contract Coordinator	143003	5	\$0.00	\$3,546.15	\$3,546.15	\$3,094.26 In Progress

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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
Capital Fund Financing Program

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56P07350109		2009			
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 ¹		
OK073000019	SCATTERED SITE TOTAL			\$162,500.00	\$132,617.16	\$15,411.78	\$13,643.81
	SITE IMPROVEMENTS	1450		\$23,500.00	\$5,650.00	\$352.67	\$352.67
	Drainage/Site Improvements	145003	5000 ft2	\$4,500.00	\$4,500.00		Not Started
	Piers	145004	2 units	\$25,000.00	\$1,000.00	\$202.67	\$202.67
	Sidewalk	145016	5 units	\$0.00	\$150.00	\$150.00	\$150.00
	Driveways/Sidewalks	145016	5 units	\$0.00	\$0.00		Not Started
	DWELLING EQUIPMENT	1465		\$8,000.00	\$13,121.00	\$11,045.08	\$11,045.08
	Ranges & Refrigerators	146503	16 units	\$8,000.00	\$8,000.00	\$5,924.08	\$5,924.08
	Replacement Window A/C Units	146504		\$0.00	\$5,121.00	\$5,121.00	\$5,121.00
	FEES & COSTS	1430		\$0.00	\$3,846.15	\$3,846.15	\$2,078.18
	Contract Coordinator	143003	5	\$0.00	\$3,846.15	\$3,846.15	\$2,078.18
	DWELLING STRUCTURES	1460		\$113,000.00	\$98,000.00	\$167.88	\$167.88
	Siding & Trim	146002	7 units	\$15,000.00	\$15,000.00		
	Termite Treatment	146007	13 units	\$30,000.00	\$30,000.00		
	HVAC Installation	146010	7 units	\$20,000.00	\$20,000.00		
	Painting	146003	3 bldgs	\$18,000.00	\$18,000.00	\$167.88	\$167.88
	Termite Treatment/Structural repair	146007	2 houses	\$0.00	\$0.00		
	Sewer Lines	146024	750 sq ft	\$15,000.00	\$15,000.00		
	Roofing	146004	8 bldgs	\$15,000.00	\$0.00		
	NON DWELLING EQUIPMENT	1475		\$12,000.00	\$12,000.00	\$0.00	\$0.00
	Vehicle Replacement	147507	1	\$12,000.00	\$12,000.00		
OK073000026	Country Club Gardens Ph. 1			\$25,497.60	\$25,497.60	\$0.00	\$0.00
	SITE IMPROVEMENTS	1450		\$14,873.60	\$14,873.60		
	Parking & Paving	145002		\$10,787.44	\$10,787.44		
	Landscaping	145011		\$4,086.16	\$4,086.16		
	DWELLING STRUCTURES	1460		\$10,624.00	\$10,624.00		
	Exterior Painting	146003		\$10,624.00	\$10,624.00		
OK073000027	Country Club Gardens Ph. 2			\$1,741.38	\$1,741.38	\$0.00	\$0.00
	SITE IMPROVEMENTS	1450		\$1,741.38	\$1,741.38		
	Parking & Paving	145002		\$1,741.38	\$1,741.38		
OK073000028	Country Club Gardens Ph. 3			\$9,168.60	\$9,168.60	\$0.00	\$0.00
	SITE IMPROVEMENTS	1450		\$9,168.60	\$9,168.60		
	Parking & Paving	145002		\$5,710.52	\$5,710.52		
	Landscaping	145011		\$2,163.08	\$2,163.08		
	Drainage	145003		\$1,295.00	\$1,295.00		
OK073000029	Country Club Gardens Ph. 4			\$8,591.01	\$8,441.01	\$0.00	\$0.00
	SITE IMPROVEMENTS	1450		\$8,591.01	\$8,441.01		
	Parking & Paving	145002		\$5,347.94	\$5,347.94		
	Landscaping	145011		\$3,243.07	\$3,093.07		
	CONTINGENCY			\$4,004.910.03	\$4,287.07	\$0.00	\$0.00
	Work Items			\$4,004.910.03	\$4,004.910.03	\$2,342.087.81	\$1,203,414.20
	TOTAL BUDGET			\$4,079,197.10	\$4,079,197.10	\$2,342,087.81	\$1,203,414.20

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² 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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Capital Fund Program, Capital Fund Program Replacement Housing Factor
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Part III: Implementation Schedule for Capital Fund Financing Program									
PHA Name: Federal FFY of Grant: 2009									
Development Authority of the City of Tulsa Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹		
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
73-00	9/14/2011	9/14/2011	9/14/2011	9/14/2011	9/14/2013				
73-03	9/14/2011	9/14/2011	9/14/2011	9/14/2011	9/14/2013				
73-04	9/14/2011	9/14/2011	9/14/2011	9/14/2011	9/14/2013				
73-05	9/14/2011	9/14/2011	9/14/2011	9/14/2011	9/14/2013				
73-06	9/14/2011	9/14/2011	9/14/2011	9/14/2011	9/14/2013				
73-07	9/14/2011	9/14/2011	9/14/2011	9/14/2011	9/14/2013				
73-08	9/14/2011	9/14/2011	9/14/2011	9/14/2011	9/14/2013				
73-10	9/14/2011	9/14/2011	9/14/2011	9/14/2011	9/14/2013				
73-11	9/14/2011	9/14/2011	9/14/2011	9/14/2011	9/14/2013				
73-12	9/14/2011	9/14/2011	9/14/2011	9/14/2011	9/14/2013				
73-13	9/14/2011	9/14/2011	9/14/2011	9/14/2011	9/14/2013				
73-17	9/14/2011	9/14/2011	9/14/2011	9/14/2011	9/14/2013				
73-18	9/14/2011	9/14/2011	9/14/2011	9/14/2011	9/14/2013				
17-19	9/14/2011	9/14/2011	9/14/2011	9/14/2011	9/14/2013				

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


Part I: Summary		Grant Type and Number		FFY of Grant	
PHA Name:		Capital Fund Program Grant No: OK56SO7350109		2009s	
Housing Authority of the City of Tulsa		Date of CFFP:		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:		2009s	
Type of Grant		Total Estimated Cost		Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement		Original		Revised ²	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10				Obligated	
<input checked="" type="checkbox"/> Summary by Development Account				Expended	
<input type="checkbox"/> Reserve for Disasters/Emergencies					
<input type="checkbox"/> Revised Annual Statement (revision no: 3)					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$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	\$244,227.27
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$30,000.00	\$135,200.00	\$135,200.00	\$135,200.00
8	1440 Site Acquisition				
9	1450 Site Improvements	\$2,462,446.00	\$2,234,505.30	\$2,234,505.30	\$2,222,277.93
10	1460 Dwelling Structures	\$2,584,782.00	\$2,707,522.70	\$2,707,522.70	\$2,706,638.69
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 ⁴				
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
20	Amount of Annual Grant: (sum of line 2-10)	\$5,344,459.00	\$5,344,459.00	\$5,344,459.00	\$5,308,343.89
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	\$307,510.42	\$307,510.42	\$143,476.50	\$0.00
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary		FFY of Grant	
PHA Name:		2009s	
Housing Authority of the City of Tulsa		2009s	
Grant Type and Number		Replacement Housing Factor Grant No:	
Capital Fund Program Grant No: OK56SO7350109			
Date of CFFP:			
Type of Grant		Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement		Revised ²	
<input type="checkbox"/> Reserve for Disasters/Emergencies		Obligated	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		Expended	
Line		Total Estimated Cost	
Summary by Development Account		Original	
Signature of Executive Director		Date	
		1/24/11	
Signature of Public Housing Director		Date	

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

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		Total Actual Cost	Status of Work
				Original	Revised ¹		
	OPERATING EXPENSES	1406		\$0.00			
	ADMINISTRATION	1410		\$267,231.00	\$267,231.00	\$244,227.27	
	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	\$244,227.27	

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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		Total Actual Cost	Status of Work
				Original	Revised ¹		
OK073000003	TOTAL COMANCHE PARK			\$1,496,196.00	\$1,443,033.92	\$1,443,033.92	
	SITE IMPROVEMENTS	1450		\$1,488,196.00	\$1,437,313.62	\$1,437,313.62	
	Parking/Paving	145002	283,873 sq ft	\$1,277,428.00	\$981,165.77	\$981,165.77	lear down
	Sidewalks	145016		\$210,768.00	\$305,584.77	\$305,584.77	
	Dumpster Enclosure	145008		\$0.00	\$150,563.08	\$150,563.08	
	DWELLING STRUCTURES	1460		\$0.00	\$0.00	\$0.00	
	FEES & COSTS	1430		\$8,000.00	\$5,720.30	\$5,720.30	
	Contract Coordinator	143003	2 coordinators	\$8,000.00	\$5,720.30	\$5,720.30	

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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: 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 ¹	Funds Obligated ²	Funds Expended ²	
OK073000008	TOTAL RIVERVIEW PARK			\$2,769,912.00	\$2,847,069.43	\$2,847,069.43	\$2,846,185.42	
	SITE IMPROVEMENTS	1450		\$746,250.00	\$510,241.51	\$510,241.51	\$510,241.51	
	Paving/Parking	145002	110000 sq ft	\$495,000.00	\$278,958.26	\$278,958.26	\$278,958.26	
	Sidewalks/Wheelchair ramps	145016	23500	\$176,250.00	\$231,283.25	\$231,283.25	\$231,283.25	
	Brick Replacement/Tuckpoint	145006	lump sum	\$75,000.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460		\$2,013,662.00	\$2,216,744.47	\$2,216,744.47	\$2,215,860.46	
	Roofing	146004	37 buildings	\$631,162.00	\$723,726.80	\$723,726.80	\$723,726.80	
	Porches	146025	190 units	\$950,000.00	\$1,058,482.67	\$1,058,482.67	\$1,057,598.66	
	Painting	146003	37 buildings	\$432,500.00	\$434,535.00	\$434,535.00	\$434,535.00	
	FEES & COSTS	1430		\$10,000.00	\$120,083.45	\$120,083.45	\$120,083.45	
	Contract Coordinator	143003	2 coordinators	\$10,000.00	\$15,707.95	\$15,707.95	\$15,707.95	
	Architects Fees	143001	1 contract	\$0.00	\$104,375.50	\$104,375.50	\$104,375.50	

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name:		Capital Fund Program Grant No: OK56SO7350109		2009				
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No				
Development Number/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OK073000012	TOTAL PARKVIEW TERRACE			\$731,120.00	\$525,164.72	\$525,164.72	\$512,937.35	
	SITE IMPROVEMENTS	1450						
	Sidewalks/Wheelchair ramps	145016	20000 sq ft	\$150,000.00	\$132,542.21	\$132,542.21	\$120,314.84	
	DWELLING STRUCTURES	1460						
	Exterior Painting	146003	46 buildings	\$571,120.00	\$385,061.46	\$385,061.46	\$385,061.46	
	Roofs	146004	10 buildings	\$460,000.00	\$309,064.12	\$309,064.12	\$309,064.12	
	FEES & COSTS	1430						
	Contract Coordinator	143003	2 coordinators	\$11,120.00	\$75,997.34	\$75,997.34	\$75,997.34	
				\$10,000.00	\$7,561.05	\$7,561.05	\$7,561.05	
				\$10,000.00	\$7,561.05	\$7,561.05	\$7,561.05	
OK073000017	SOUTH HAVEN MANOR							
	DWELLING STRUCTURES	1460						
	Exterior Painting	146003	10 buildings	\$0.00	\$106,305.78	\$106,305.78	\$106,305.78	
	Siding	146002	10 buildings	\$0.00	\$105,716.77	\$105,716.77	\$105,716.77	
	FEES & COSTS	1430						
	Contract Coordinator	143003		\$0.00	\$76,470.35	\$76,470.35	\$76,470.35	
				\$0.00	\$29,246.42	\$29,246.42	\$29,246.42	
				\$0.00	\$589.01	\$589.01	\$589.01	
				\$0.00	\$589.01	\$589.01	\$589.01	

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 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: OK56SO7350109		2009s			
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		CFFP (Yes/No): No			
Development Number/PHA-Wide Name	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised ¹		
OK073000019	SCATTERED SITE TOTAL			\$80,000.00	\$155,654.15	\$155,654.15	
	SITE IMPROVEMENTS						
	Driveways/Sidewalks	1450	30 houses	\$78,000.00	\$154,407.96	\$154,407.96	
	FEES & COSTS	1430		\$2,000.00	\$1,246.19	\$1,246.19	
	Contract Coordinator	143003	1 coordinators	\$2,000.00	\$1,246.19	\$1,246.19	
	CONTINGENCY			\$0.00	\$0.00	\$0.00	
	Work Items			\$5,344,459.00	\$5,344,459.00	\$5,308,343.89	
	TOTAL BUDGET			\$5,344,459.00	\$5,344,459.00	\$5,308,343.89	

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

² To be completed for the Performance and Evaluation Report.

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
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: 2009s			
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
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		

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

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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		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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<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		Total Actual Cost ¹ Expended
		Original	Revised ²	
1	Total non-CFP Funds	\$ 2,787,604	\$2,787,604	
2	1406 Operations (may not exceed 20% of line 21) ³			
3	1408 Management Improvements			
4	1410 Administration (may not exceed 10% of line 21)	\$ 330,110	\$330,110	\$2,200
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 ⁴			

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

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

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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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<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		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization of Debt Service paid by the PHA				
18ba	9000 Collateralization of 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		\$2,200	\$2,200
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	
				1/12/11	

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2010						
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:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Pioneer Plaza AMP #1	Capital Fund Management Fee	1410		\$ 330,110	\$330,110	\$2,200	\$2,200	
	Shower 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			

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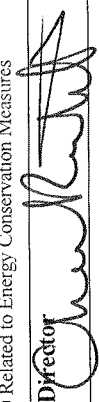
Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		Grant Type and Number : ARRA CFRC #OK07300000709R		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		Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)	
Summary by Development Account		Final Performance and Evaluation Report		Total Actual Cost ¹	
Line	Description	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$ 1,185,676	\$ 1,185,676		
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 151,018	\$ 151,018	\$ 2,200	\$ 2,200
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	\$ 858	\$ 0		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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 checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <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	
Summary by Development Account		Total Actual Cost ¹	
Line		Original	Revised ²
18a	1501 Collateralization of Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expended
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,560,101	\$2,200
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 1/12/11		Date	

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages				Federal FFY of Grant: 2010					
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: CFPP (Yes/No): NO Replacement Housing Factor Grant No:			Total Estimated Cost		Total Actual Cost		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
Hewgley AMP #2	Capital Fund Management Fee	1410		\$ 151,018	\$151,018	\$2,200	\$2,200		
	Shower Head & Faucet Aerators	1460	150	\$ 3,909	\$0				
	Toilet Replacement	1460	71	\$ 23,090	\$0				
	Lighting Common Areas	1450	1	\$ 7,987	\$0				
	Apartment Lighting	1460	1	\$ 8,479	\$0				
	Heat Pump System	1465	1	\$1,077,435	\$1,409,083				
	Energy Star Refrigerators	1465	20	\$6,550	\$0				
	Beverage & Snack Machine Controls	1475	1	\$858	\$0				
	Space Heating & DHW Boilers	1465	1	\$169,896	\$0				
	Control/EMS	1465	1	\$82,230	\$0				
	Limiting Thermostats	1465	1	\$13,783	\$0				
	Insulation Pipes	1460	1	\$8,495	\$0				
	Commissioning/Retro-Commissioning	1465	1	\$6371	\$0				

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

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Part II: Supporting Pages		Federal FFY of Grant: 2010						
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: CFFP (Yes/No): NO 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 ¹	Funds Obligated ²	Funds Expended ²	

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² To be completed for the Performance and Evaluation Report.

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Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: 2010	
PHA Name: Housing Authority of the City of Tulsa 415 E Independence St Tulsa OK, 74106					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Pioneer Plaza					
AMP #2	09/28/2010		09/25/2012		

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

Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: 2010	
PHA Name: Housing Authority of the City of Tulsa 415 E Independence St Tulsa OK, 74106					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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


Part I: Summary		Grant Type and Number		FFY of Grant	
PHA Name:		Capital Fund Program Grant No: OK56PO7350110		2010	
Housing Authority of the City of Tulsa		Date of CFFP:		FFY of Grant Approval: 2010	
Type of Grant		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
		Original			Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$108,000.00	\$108,000.00		
3	1408 Management Improvements	\$939,158.28	\$939,158.28		
4	1410 Administration (may not exceed 10% of line 21)	\$404,758.00	\$404,758.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$125,000.00	\$125,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvements	\$364,818.00	\$364,818.00		
10	1460 Dwelling Structures	\$1,474,482.00	\$1,474.00		
11	1465.1 Dwelling Equipment-Nonexpendable	\$230,865.00	\$230,865.00		
12	1470 Non-dwelling Structures	\$27,500.00	\$27,500.00		
13	1475 Non-dwelling Equipment	\$299,000.00	\$299,000.00		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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)	\$73,999.72	\$73,999.72		
20	Amount of Annual Grant: (sum of line 2-10)	\$4,047,581.00	\$4,047,581.00		
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	\$500,500.00	\$500,500.00		
24	Amount of line 20 Related to Security - Hard Costs	\$81,000.00	\$81,000.00		
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

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

⁴ RHF funds shall be included here.

Part I: Summary		FFY of Grant 2010	
PHA Name:		Replacement Housing Factor Grant No:	
Housing Authority of the City of Tulsa		2010	
Grant Type and Number Capital Fund Program Grant No: OK56PO7350110		FFY of Grant Approval: 2010	
Date of CFFP:			
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		Total Actual Cost ¹	
Line Summary by Development Account		Total Estimated Cost	
		Original	
Signature of Executive Director		Revised ²	
		Obligated	
Date		Expended	
1/26/11			
Signature of Public Housing Director		Date	

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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: OK56P07350110		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 ¹		
B3	OPERATING EXPENSES	1406		\$108,000.00	\$108,000.00		
A3	MANAGEMENT IMPROVEMENTS	1408		\$939,158.28	\$939,158.28		
B3	Salaries	419103	3	\$126,658.28	\$126,658.28		
B3	Security	419102	1	\$400,000.00	\$400,000.00		
A3	Staff Training	419105	4	\$20,000.00	\$20,000.00		
B3	Computer Software	419106	12	\$12,000.00	\$12,000.00		
B3	Facility Officers	419108	1	\$100,500.00	\$100,500.00		
A3	Management Improvement Trainers	419109	1	\$75,000.00	\$75,000.00		
B3	MIS Software Development	419111	3	\$205,000.00	\$205,000.00		
A3	ADMINISTRATION	1410		\$404,758.00	\$404,758.00		
A3	Non Technical Salaries	141001	1	\$42,250.00	\$42,250.00		
A3	Technical Salaries	141002	7	\$250,200.00	\$250,200.00		
A3	Benefits	141009	7	\$99,250.00	\$99,250.00		
B3	Sundry Admin. Costs	141019	lump sum	\$13,058.00	\$13,058.00		
A3	FEES AND COSTS	1430		\$125,000.00	\$125,000.00		
A3	A/E Fees	143001	1 Contract	\$105,000.00	\$105,000.00		
A3	Consultant Fees	143002	1 Contract	\$20,000.00	\$20,000.00		

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² 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 II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK66P07350110		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 ¹		
73-00	CENTRAL OFFICE			\$343,865.00	\$343,865.00		
	<u>SITE IMPROVEMENTS</u>	1450		\$0.00	\$0.00		
	<u>DWELLING EQUIPMENT</u>	1465		\$119,865.00	\$119,865.00		
B3	Ranges & Refrigerators	146503	210	\$99,365.00	\$99,365.00		
B3	Replacement Window A/C Units	146504	50	\$20,500.00	\$20,500.00		
	<u>NON DWELLING EQUIPMENT</u>	1475		\$224,000.00	\$224,000.00		
B3	Computer Hardware	147501	25	\$45,000.00	\$45,000.00		
B3	Copiers	147502	16	\$25,000.00	\$25,000.00		
B3	Printers	147503	7	\$10,000.00	\$10,000.00		
B3	TVMCR	147504	3	\$1,000.00	\$1,000.00		
B3	Office Furniture	147505	20	\$4,000.00	\$4,000.00		
B3	Security Equipment	147511	1	\$15,000.00	\$15,000.00		
B3	Vehicle Replacement	147507	8	\$124,000.00	\$124,000.00		

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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:			
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 ¹		
OK073000001	TOTAL SEMINOLE HILLS			\$33,700.00	\$33,700.00		
	SITE IMPROVEMENTS	1450		\$13,700.00	\$13,700.00		
C1	Parking & Paving/504	145002	480 sqft	\$1,200.00	\$1,200.00		
C1	Drainage/Site Improvements/504	145003	2000 sqft	\$5,000.00	\$5,000.00		
C1	Sewer Line Replacement	145005	500 ft	\$2,500.00	\$2,500.00		
C1	Concrete/Sidewalk	145016	250 ln ft	\$5,000.00	\$5,000.00		
	DWELLING STRUCTURES	1460		\$20,000.00	\$20,000.00		
C3ii	Interior Remod/504	146012	1	\$20,000.00	\$20,000.00		
OK073000002	TOTAL WHITLOW TOWNHOMES			\$69,700.00	\$69,700.00		
	SITE IMPROVEMENTS	1450		\$19,700.00	\$19,700.00		
C1	Parking & Paving/504	145002	480 sq ft	\$1,200.00	\$1,200.00		
C1	Drainage/Site Improvements/504	145003	5000 sq ft	\$5,000.00	\$5,000.00		
C1	Sewer Line Replacement	145005	500 ft	\$2,500.00	\$2,500.00		
C1	Fencing	145004	300 LN	\$5,000.00	\$5,000.00		
C1	Concrete/Sidewalks	145016	250 LN	\$5,000.00	\$5,000.00		
	DWELLING STRUCTURE	1460		\$50,000.00	\$50,000.00		
C3ii	Interior Remodel	146012	2	\$30,000.00	\$30,000.00		
C3ii	HVAC	146010	4	\$20,000.00	\$20,000.00		

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 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: 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 ¹		
OK073000003	TOTAL COMANCHE PARK			\$245,937.00	\$245,937.00		
	SITE IMPROVEMENTS	1450		\$56,637.00	\$56,637.00		
C1	Drainage/Site Improvements/S04	145005	24000 ft2	\$11,637.00	\$11,637.00		
C1	Landscaping	145011	9 beds	\$2,500.00	\$2,500.00		
C1	Sewer Line Replacement	145005	150 ft	\$15,000.00	\$15,000.00		
C1	Gas System Upgrade	145007	4 units	\$5,000.00	\$5,000.00		
C1	Fencing	145004	265 ft	\$12,500.00	\$12,500.00		
C1	Site Lighting	145014	2 bldgs	\$5,000.00	\$5,000.00		
C1	Concrete/Sidewalks	145016	250 in	\$5,000.00	\$5,000.00		
	DWELLING STRUCTURES	1460		\$156,800.00	\$156,800.00		
C1	Domestic Water Lines	146511	1000 FT	\$5,000.00	\$5,000.00		
C3ii	Electrical Upgrade	146017	1	\$5,000.00	\$5,000.00		
C3ii	Shower Valve	146023	10	\$4,500.00	\$4,500.00		
C3ii	Tub Surrounds	146023	25	\$30,000.00	\$30,000.00		
C3ii	Siding and Trim	146002	1 bldg	\$18,000.00	\$18,000.00		
C3ii	Soffits	146002	3 buildings	\$5,000.00	\$5,000.00		
C3ii	Roofing Flats	146004	7 units	\$35,000.00	\$35,000.00		
C3ii	Hot Water Tanks	146011	25 units	\$25,000.00	\$25,000.00		
C3ii	HVAC	146010	5	\$29,300.00	\$29,300.00		
	NON DWELLING EQUIPMENT	1475		\$10,000.00	\$10,000.00		
C3iii	Gym Heater	147510	1	\$10,000.00	\$10,000.00		
	NON DWELLING STRUCTURES	1470		\$22,500.00	\$22,500.00		
C3iii	Security Equipment	147015	1	\$5,000.00	\$5,000.00		
C3iii	Gym Roof	147001	1/4	\$17,500.00	\$17,500.00		

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U.S Department of Housing and Urban Development
 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: 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 ¹	Funds Obligated ²	Funds Expended ²	
OK073000004	TOTAL PIONEER PLAZA	1450		\$127,500.00	\$127,500.00			
	SITE IMPROVEMENTS			\$22,000.00	\$22,000.00			
C1	Site Drainage	145003	4500 ft2	\$4,500.00	\$4,500.00			
C1	Tuck point	145006	50 sq ft	\$5,000.00	\$5,000.00			
C1	Concrete/Sidewalk	145016	250 ln	\$5,000.00	\$5,000.00			
C1	Landscaping	145011	4 beds	\$5,000.00	\$5,000.00			
C1	Parking/Paving/504	145002	1280 sq ft	\$2,500.00	\$2,500.00			
	DWELLING EQUIPMENT	1465		\$71,000.00	\$71,000.00			
B3	Fire System Upgrade	146512	1	\$1,000.00	\$1,000.00			
C3ii	Heat Pumps	146501	2	\$15,000.00	\$15,000.00			
C3ii	Elevator Upgrades	146506	1	\$5,000.00	\$5,000.00			
C1	Sewer Lines	146024	250 ln	\$5,000.00	\$5,000.00			
C3ii	Generator	146507	1	\$40,000.00	\$40,000.00			
B3	Fire Suppression	146510	1	\$5,000.00	\$5,000.00			
	DWELLING STRUCTURES	1460		\$34,500.00	\$34,500.00			
C1	Windows	146001	1	\$5,000.00	\$5,000.00			
C3ii	Tubs	146023	5	\$24,500.00	\$24,500.00			
C1	Sewer Lines	146024	250 ln	\$5,000.00	\$5,000.00			

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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: 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 ¹	Funds Obligated ²	Funds Expended ²	
OK073000005	TOTAL APACHE MANOR			\$231,400.00	\$231,400.00			
	SITE IMPROVEMENTS	1450		\$47,400.00	\$47,400.00			
C1	Paving/Parking/504	145002	stripping	\$2,400.00	\$2,400.00			
C1	Drainage/Site Improvements	145003	4800 ft2	\$10,000.00	\$10,000.00			
C1	Fence	145004	220 ft	\$10,000.00	\$10,000.00			
C1	Gas System Upgrade	145007	4 units	\$5,000.00	\$5,000.00			
C1	Concrete/Sidewalks	145016	250 ln	\$5,000.00	\$5,000.00			
C1	Sewer Line Replacement	145005	300	\$15,000.00	\$15,000.00			
	DWELLING STRUCTURES	1460		\$184,000.00	\$184,000.00			
C3ii	VCT	146005	5000 sqft	\$35,000.00	\$35,000.00			
C3ii	HVAC	146010	5000 sqft	\$70,000.00	\$70,000.00			
C3ii	Painting	146003	2 buldgs	\$30,000.00	\$30,000.00			
C3ii	Electrical Upgrade	1460017	2	\$25,000.00	\$25,000.00			
C3ii	Bathroom Renovations	146008	14	\$24,000.00	\$24,000.00			
OK073000006	TOTAL MOHAWK MANOR			\$134,800.00	\$134,800.00			
	SITE IMPROVEMENTS	1450		\$14,800.00	\$14,800.00			
C1	Paving/Parking/504	145002	480 ft2	\$2,400.00	\$2,400.00			
C1	Concrete/Sidewalks	145016	250 ln	\$5,000.00	\$5,000.00			
C1	Landscape	145011	4 beds	\$5,000.00	\$5,000.00			
C1	Drainage/Site Improvements	145003	2400 fts	\$2,400.00	\$2,400.00			
	DWELLING STRUCTURES	1460		\$120,000.00	\$120,000.00			
C3ii	HVAC	146010	20	\$40,000.00	\$40,000.00			
C3ii	Roofing	146004	4 buldgs	\$45,000.00	\$45,000.00			
C3ii	VCT Flooring	146005	2	\$25,000.00	\$25,000.00			
C3ii	Electrical Upgrade	146017	1	\$10,000.00	\$10,000.00			

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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: 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 ¹		
OK073000007	TOTAL HEWGLEY TERRACE			\$54,800.00	\$54,800.00		
	SITE IMPROVEMENTS	1450		\$14,800.00	\$14,800.00		
C1	Concrete/Sidewalks	145016	250 ln	\$5,000.00	\$5,000.00		
C1	Drainage/Site Improvements	145003	250 lf	\$5,000.00	\$5,000.00		
C1	Paving/Parking	145002	750sqft	\$4,800.00	\$4,800.00		
	DWELLING EQUIPMENT	1465		\$10,000.00	\$10,000.00		
C3ii	Fan Coil	146501	1	\$10,000.00	\$10,000.00		
	DWELLING STRUCTURES	1460		\$25,000.00	\$25,000.00		
C3ii	Windows	146001	1	\$5,000.00	\$5,000.00		
C3ii	Foundation Repair	146020	1	\$20,000.00	\$20,000.00		
	NON DWELLING EQUIPMENT	1475		\$5,000.00	\$5,000.00		
B3	Fire Suppression	147511	1	\$5,000.00	\$5,000.00		
OK073000008	TOTAL RIVERVIEW PARK			\$37,400.00	\$37,400.00		
	SITE IMPROVEMENTS	1450		\$19,400.00	\$19,400.00		
C1	Paving/Parking/504	145002	400 sqft	\$2,400.00	\$2,400.00		
C1	Concrete/Sidewalks	145016	250 ln	\$5,000.00	\$5,000.00		
C1	Fence	145004	500 ln	\$12,000.00	\$12,000.00		
	DWELLING STRUCTURES	1460		\$18,000.00	\$18,000.00		
C3ii	Roofing	146004	1	\$10,500.00	\$10,500.00		
C3ii	Porch/Mock Up	146025	1	\$5,000.00	\$5,000.00		
C3ii	VCT Flooring	146005	1	\$2,500.00	\$2,500.00		

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
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 ¹		
OK073000010	TOTAL SANDY PARK			\$39,400.00	\$39,400.00		
	SITE IMPROVEMENTS	1450		\$14,400.00	\$14,400.00		
C1	Paving/Parking/504	145002	400 sqft	\$2,000.00	\$2,000.00		
C1	Drainage/Site Improvements/504	145003	2000 sqft	\$2,400.00	\$2,400.00		
C1	Gas System Upgrade	145007	4 units	\$5,000.00	\$5,000.00		
C1	Concrete/Sidewalks	145016	250 ln	\$5,000.00	\$5,000.00		
	DWELLING STRUCTURES	1460		\$25,000.00	\$25,000.00		
C3ii	Termite/Structural Repairs	146007	1	\$5,000.00	\$5,000.00		
C3ii	VCT	146005	4 units	\$20,000.00	\$20,000.00		
OK073000012	TOTAL PARKVIEW TERRACE			\$177,300.00	\$177,300.00		
	SITE IMPROVEMENTS	1450		\$16,800.00	\$16,800.00		
C1	Paving/Parking/504	145002	400 sqft	\$4,800.00	\$4,800.00		
C1	Drainage/Site Improvements	145003	2000 sq ft	\$2,000.00	\$2,000.00		
C1	Landscaping	145011	2 planters	\$2,500.00	\$2,500.00		
C1	Gas System Upgrade	145007	4 units	\$2,500.00	\$2,500.00		
C1	Concrete/Sidewalks	145016	250 ln	\$5,000.00	\$5,000.00		
	DWELLING STRUCTURES	1460		\$160,500.00	\$16,500.00		
C3ii	Electrical Upgrades	146017	4units	\$32,500.00	\$32,500.00		
C3ii	HVAC	146010	14 units	\$70,000.00	\$70,000.00		
C3ii	Roofing	146004	1 building	\$33,000.00	\$33,000.00		
C3ii	Fascia & Soffit	146002	1 building	\$10,000.00	\$10,000.00		
C3ii	VCT	146005	3 units	\$15,000.00	\$15,000.00		

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
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 ¹		
OK073000013	TOTAL LAFORTUNE TOWER			\$305,500.00	\$305,500.00		
	SITE IMPROVEMENTS	1450		\$12,000.00	\$12,000.00		
C1	Paving/Parking	145002	390 sqft	\$2,500.00	\$25,000.00		
C1	Gas System Upgrade	145007	2 units	\$2,000.00	\$2,000.00		
C1	Concrete/Sidewalks	145016	250 ln	\$5,000.00	\$5,000.00		
C1	Site Drainage	145003	480 sqft	\$2,500.00	\$2,500.00		
	DWELLING STRUCTURES	1460		\$203,500.00	\$203,500.00		
C3ii	Tub Surrounds	146023	5	\$15,000.00	\$15,000.00		
C3ii	VCT Flooring	146005	6 units	\$28,500.00	\$28,500.00		
C3ii	Painting	146003	1	\$100,000.00	\$100,000.00		
C3ii	Patio Doors	146001	40	\$60,000.00	\$60,000.00		
	DWELLING EQUIPMENT	1465		\$20,000.00	\$20,000.00		
C3ii	Elevator Upgrade	146506	1	\$5,000.00	\$5,000.00		
C3ii	HVAC System/Flats	146504	5	\$15,000.00	\$15,000.00		
	NON DWELLING EQUIPMENT	1475		\$70,000.00	\$70,000.00		
B3	Fire Suppression	147511	2	\$65,000.00	\$65,000.00		
C3ii	Water Treatment System	147514	1	\$5,000.00	\$5,000.00		

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK66P07350110		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 ¹	Funds Obligated ²	Funds Expended ²
OK073000017	TOTAL SOUTH HAVEN MANOR			\$192,000.00	\$192,000.00		
	SITE IMPROVEMENTS	1450		\$32,000.00	\$32,000.00		
C1	Paving/Parking/504	145002	400 sqft	\$2,000.00	\$2,000.00		
C1	Landscaping	145011	4 beds	\$5,000.00	\$5,000.00		
C1	Drainage/Site Improvements/504	145003	5000 sqft	\$20,000.00	\$20,000.00		
C1	Concrete/Sidewalks	145016	250 ln ft	\$5,000.00	\$5,000.00		
	DWELLING STRUCTURES	1460		\$155,000.00	\$155,000.00		
C3ii	VCT Flooring	146005	15 units	\$65,000.00	\$65,000.00		
C3ii	Electrical Upgrades	146017	1	\$10,000.00	\$10,000.00		
C3ii	Termite Treatment	146007	7 bldgs	\$10,000.00	\$10,000.00		
C3ii	Painting	146003	6 buildngs	\$70,000.00	\$70,000.00		
	NON DWELLING STRUCTURES	1470		\$5,000.00	\$5,000.00		
C3iii	Office Upgrade	147022	1	\$5,000.00	\$5,000.00		

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No: OK56FO7350110		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 ¹		
OK073000018	EAST CENTRAL VILLAGE TOTAL			\$152,500.00	\$152,500.00		
	SITE IMPROVEMENTS	1450		\$12,500.00	\$12,500.00		
C1	Paving/Parking/504	145002	2500 sqft	\$5,000.00	\$5,000.00		
C1	Drainage/Site Improvements	145003	1000 sqft	\$2,500.00	\$25,000.00		
C1	Concrete/Sidewalks	145016	250 ln ft	\$5,000.00	\$5,000.00		
	DWELLING STRUCTURES	1460		\$140,000.00	\$140,000.00		
C3ii	Floor Tiles	146005	5 units	\$25,000.00	\$25,000.00		
C3ii	Tuckpoint	146002	4 units	\$20,000.00	\$20,000.00		
C3ii	Painting	146003	2 buildings	\$50,000.00	\$50,000.00		
C3ii	Siding & Trim	146002	2 buildings	\$20,000.00	\$20,000.00		
C3ii	Roof	146004	1 building	\$25,000.00	\$25,000.00		
OK073000019	SCATTERED SITE TOTAL			\$172,500.00	\$172,500.00		
	SITE IMPROVEMENTS	1450		\$29,500.00	\$29,500.00		
C1	Drainage/Site Improvements	145003	5000 ft2	\$4,500.00	\$4,500.00		
C1	Fence Repair	145004	500 ln	\$10,000.00	\$10,000.00		
C1	Driveways/Sidewalks	145016	5 units	\$15,000.00	\$15,000.00		
	DWELLING STRUCTURES	1460		\$143,000.00	\$143,000.00		
C3ii	Siding & Trim	146002	3 units	\$15,000.00	\$15,000.00		
C3ii	Termite Treatment	146007	4 units	\$5,000.00	\$5,000.00		
C3ii	HVAC Installation	146010	7 units	\$45,000.00	\$45,000.00		
C3ii	Painting	146003	3 bldgs	\$18,000.00	\$18,000.00		
C3ii	Interior Renovations	146012	3 units	\$45,000.00	\$45,000.00		
C3ii	Roofing	146004	1 bldgs	\$15,000.00	\$15,000.00		

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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 ¹		
OK073000026	Country Club Gardens Ph. 1			\$36,615.00	\$36,615.00		
C1	SITE IMPROVEMENTS	1450		\$18,307.00	\$18,307.00		
C3ii	DWELLING STRUCTURES	1460		\$18,308.00	\$18,308.00		
OK073000027	Country Club Gardens Ph. 2			\$5,818.00	\$5,818.00		
C1	SITE IMPROVEMENTS	1450		\$2,909.00	\$2,909.00		
C3ii	DWELLING STRUCTURES	1460		\$2,909.00	\$2,909.00		
OK073000028	Newton Country Club			\$19,162.00	\$19,162.00		
C1	SITE IMPROVEMENTS	1450		\$9,581.00	\$9,581.00		
C3ii	DWELLING STRUCTURES	1460		\$9,581.00	\$9,581.00		
OK073000029	Osage North			\$16,768.00	\$16,768.00		
C1	SITE IMPROVEMENTS	1450		\$8,384.00	\$8,384.00		
C3ii	DWELLING STRUCTURES	1460		\$8,384.00	\$8,384.00		
	CONTINGENCY			\$73,999.72	\$73,999.72		
	Work Items			\$3,973,581.28	\$3,973,581.28		
	TOTAL BUDGET			\$4,047,581.00	\$4,047,581.00		

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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			
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
OK73000000	7/15/2012		7/15/2014			
OK73000001	7/15/2012		7/15/2014			
OK73000002	7/15/2012		7/15/2014			
OK73000003	7/15/2012		7/15/2014			
OK73000004	7/15/2012		7/15/2014			
OK73000005	7/15/2012		7/15/2014			
OK73000006	7/15/2012		7/15/2014			
OK73000007	7/15/2012		7/15/2014			
OK73000008	7/15/2012		7/15/2014			
OK73000010	7/15/2012		7/15/2014			
OK73000012	7/15/2012		7/15/2014			
OK73000013	7/15/2012		7/15/2014			
OK73000017	7/15/2012		7/15/2014			
OK73000018	7/15/2012		7/15/2014			
OK73000019	7/15/2012		7/15/2014			
OK73000026	7/15/2012		7/15/2014			
OK73000027	7/15/2012		7/15/2014			
OK73000028	7/15/2012		7/15/2014			
OK73000029	7/15/2012		7/15/2014			

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

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Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Housing Authority of the City of Tulsa		Grant Type and Number Capital Fund Program Grant No: OK056E07350109 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<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 Revised ²	Total Actual Cost ¹ Expended
		Original	Obligated
1	Total non-CFF Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
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 Improvement	\$250,000.00	\$250,000.00
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 ⁴		

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³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
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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		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Housing Authority of the City of Tulsa	Grant Type and Number Capital Fund Program Grant No: OKE07350109 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²
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)	\$250,000.00	\$250,000.00
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		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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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 I: Summary		Grant Type and Number		FFY of Grant	
PHA Name:		Capital Fund Program Grant No:		2011	
Housing Authority of the City of Tulsa		Date of CFFP:		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:		2011	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		Total Estimated Cost		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$108,000.00			
3	1408 Management Improvements	\$939,158.28			
4	1410 Administration (may not exceed 10% of line 21)	\$404,758.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$125,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvements	\$364,818.00			
10	1460 Dwelling Structures	\$1,474,482.00			
11	1465.1 Dwelling Equipment-Nonexpendable	\$230,865.00			
12	1470 Non-dwelling Structures	\$27,500.00			
13	1475 Non-dwelling Equipment	\$299,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization of 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)	\$73,999.72			
20	Amount of Annual Grant: (sum of line 2-10)	\$4,047,581.00			
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	\$500,500.00			
24	Amount of line 20 Related to Security - Hard Costs	\$81,000.00			
25	Amount of line 20 Related to Energy Conservation Measures				

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⁴ RHF funds shall be included here.

Part I: Summary		FFY of Grant	
PHA Name:		2011	
Housing Authority of the City of Tulsa		FFY of Grant Approval:	
Grant Type and Number		2011	
Capital Fund Program Grant No:		Replacement Housing Factor Grant No:	
Date of CFFP:			
Type of Grant		Total Actual Cost ¹	
<input checked="" type="checkbox"/> Original Annual Statement		Original	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		Revised ²	
<input type="checkbox"/> Reserve for Disasters/Emergencies		Obligated	
<input type="checkbox"/> Final Performance and Evaluation Report		Expended	
Line Summary by Development Account		Total Actual Cost ¹	
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	
1/24/11			

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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 FFY of Grant:			
PHA Name:		Capital Fund Program Grant No:		2011			
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 ¹		
	OPERATING EXPENSES	1406		\$108,000.00			
	MANAGEMENT IMPROVEMENTS	1408		\$939,168.28			
	Salaries	419103	3	\$125,658.28			
	Security	419102	1	\$400,000.00			
	Staff Training	419105	4	\$20,000.00			
	Computer Software	419106	12	\$12,000.00			
	Facility Officers	419108	1	\$100,500.00			
	Management Improvement Trainers	419109	1	\$75,000.00			
	MIS Software Development	419111	3	\$205,000.00			
	ADMINISTRATION	1410		\$404,758.00			
	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	\$13,058.00			
	FEES AND COSTS	1430		\$125,000.00			
	A/E Fees	143001	1 Contract	\$105,000.00			
	Consultant Fees	143002	1 Contract	\$20,000.00			

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:			
PHA Name:		Capital Fund Program Grant No:		2011			
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 ¹		
73-00	CENTRAL OFFICE			\$343,865.00			
	SITE IMPROVEMENTS	1450		\$0.00			
	DWELLING EQUIPMENT	1465		\$119,865.00			
	Ranges & Refrigerators	146503	210	\$99,365.00			
	Replacement Window A/C Units	146504	50	\$20,500.00			
	NON DWELLING EQUIPMENT	1475		\$224,000.00			
	Computer Hardware	147501	25	\$45,000.00			
	Copiers	147502	16	\$25,000.00			
	Printers	147503	7	\$10,000.00			
	TW/CR	147504	3	\$1,000.00			
	Office Furniture	147505	20	\$4,000.00			
	Security Equipment	147511	1	\$15,000.00			
	Vehicle Replacement	147507	8	\$124,000.00			

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U.S Department of Housing and Urban Development
Office of Public and Indian Housing
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Part II: Supporting Pages		Grant Type and Number		CFEP (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:				2011	
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 ¹	Funds Obligated ²	Funds Expended ²
Status of Work							
OK073000001	TOTAL SEMINOLE HILLS					\$33,700.00	
	SITE IMPROVEMENTS	1450				\$13,700.00	
	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	
	DWELLING STRUCTURES	1460				\$20,000.00	
	Interior Reno/504	146012	1			\$20,000.00	
OK073000002	TOTAL WHITFLOW TOWNHOMES					\$69,700.00	
	SITE IMPROVEMENTS	1450				\$13,700.00	
	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	
	DWELLING STRUCTURE	1460				\$50,000.00	
	Interior Remodel	146012	2			\$30,000.00	
	HVAC	146010	4			\$20,000.00	

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Annual Statement/Performance and Evaluation Report
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Part II: Supporting Pages		Grant Type and Number		CFFP (Yes/No): No		Federal FFY of Grant		
PHA Name:		Capital Fund Program Grant No:		2011		2011		
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 ¹	Funds Obligated ²	Funds Expended ²	
OK073000003	TOTAL COMANCHE PARK			\$245,937.00				
	SITE IMPROVEMENTS	1450		\$56,637.00				
	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 ln	\$5,000.00				
	DWELLING STRUCTURES	1460		\$156,800.00				
	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				
	NON DWELLING EQUIPMENT	1475		\$10,000.00				
	Gym Heater	147510	1	\$10,000.00				
	NON DWELLING STRUCTURES	1470		\$22,500.00				
	Security Equipment	147015	1	\$5,000.00				
	Gym Roof	147001	1/4	\$17,500.00				

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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:		2011			
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 ¹		
OK073000004	TOTAL PIONEER PLAZA	1450		\$127,500.00			
	SITE IMPROVEMENTS			\$22,000.00			
	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	1280 sq ft	\$2,500.00			
	DWELLING EQUIPMENT	1465		\$71,000.00			
	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			
	DWELLING STRUCTURES	1460		\$34,500.00			
	Windows	146001	1	\$5,000.00			
	Tubs	146023	5	\$24,500.00			
	Sewer Lines	146024	250 ln	\$5,000.00			

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U.S Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		CFFP (Yes/No): No		Federal FFY of Grant	
PHA Name:		Capital Fund Program Grant No:		2011			
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 ¹	Funds Obligated ²	Funds Expended ²
OK073000005	TOTAL APACHE MANOR			\$231,400.00			
	SITE IMPROVEMENTS	1450		\$47,400.00			
	Paving/Parking/504	145002	stripping	\$2,400.00			
	Drainage/Site Improvements	145003	4800 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			
	DWELLING STRUCTURES	1460		\$184,000.00			
	VCT	146005	5000 sqft	\$35,000.00			
	HVAC	146010	5000 sqft	\$70,000.00			
	Painting	146003	2 buldgs	\$30,000.00			
	Electrical Upgrade	1460017	2	\$25,000.00			
	Bathroom Renovations	146008	14	\$24,000.00			
OK073000006	TOTAL MOHAWK MANOR			\$134,800.00			
	SITE IMPROVEMENTS	1450		\$14,800.00			
	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			
	DWELLING STRUCTURES	1460		\$120,000.00			
	HVAC	146010	20	\$40,000.00			
	Roofing	146004	4 buldgs	\$45,000.00			
	VCT Flooring	146005	2	\$25,000.00			
	Electrical Upgrade	146017	1	\$10,000.00			

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U.S Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		CFFP (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:				2011	
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 ¹	Funds Obligated ²	Funds Expended ²
OK073000007	TOTAL HEWGLEY TERRACE						
	SITE IMPROVEMENTS	1450			\$64,800.00		
	Concrete/Sidewalks	145016	250 ln		\$5,000.00		
	Drainage/Site Improvements	145003	250 lf		\$5,000.00		
	Paving/Parking	145002	750sqft		\$4,800.00		
	DWELLING EQUIPMENT	1465			\$10,000.00		
	Fan Coil	146501	1		\$10,000.00		
	DWELLING STRUCTURES	1460			\$25,000.00		
	Windows	146001	1		\$5,000.00		
	Foundation Repair	146020	1		\$20,000.00		
	NON DWELLING EQUIPMENT	1475			\$5,000.00		
	Fire Suppression	147511	1		\$5,000.00		
OK073000008	TOTAL RIVERVIEW PARK				\$37,400.00		
	SITE IMPROVEMENTS	1450			\$19,400.00		
	Paving/Parking/504	145002	400 sqft		\$2,400.00		
	Concrete/Sidewalks	145016	250 ln		\$5,000.00		
	Fence	145004	500 ln		\$12,000.00		
	DWELLING STRUCTURES	1460			\$18,000.00		
	Roofing	146004	1		\$10,500.00		
	Porch/Mock Up	146025	1		\$5,000.00		
	VCT Flooring	146005	1		\$2,500.00		

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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		FFFP (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:				2011	
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 ¹	Funds Obligated ²	Funds Expended ²
OK073000010	TOTAL SANDY PARK			\$39,400.00			
	SITE IMPROVEMENTS	1450		\$14,400.00			
	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			
	DWELLING STRUCTURES	1460		\$25,000.00			
	Termite/Structural Repairs	146007	1	\$5,000.00			
	VCT	146005	4 units	\$20,000.00			
OK073000012	TOTAL PARKVIEW TERRACE			\$177,300.00			
	SITE IMPROVEMENTS	1450		\$16,800.00			
	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			
	DWELLING STRUCTURES	1460		\$160,500.00			
	Electrical Upgrades	146017	4units	\$32,500.00			
	HVAC	146010	14 units	\$70,000.00			
	Roofing	146004	1 building	\$33,000.00			
	Fascia & Soffit	146002	1 building	\$10,000.00			
	VCT	146005	3 units	\$15,000.00			

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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		CFFP (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		2011		Status of Work	
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:		Total Estimated Cost		Total Actual Cost	
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Revised ¹		Funds Obligated ²	Funds Expended ²
				Original			
OK073000013	TOTAL LAFORTUNE TOWER			\$305,500.00			
	SITE IMPROVEMENTS	1450					
	Paving/Parking	145002	390 sqft	\$2,500.00			
	Gas System Upgrade	145007	2 units	\$2,000.00			
	Concrete/Sidewalks	145016	250 ln	\$5,000.00			
	Site Drainage	145003	480 sqft	\$2,500.00			
	DWELLING STRUCTURES	1460		\$203,500.00			
	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			
	DWELLING EQUIPMENT	1465		\$20,000.00			
	Elevator Upgrade	146506	1	\$5,000.00			
	HVAC System/Flats	146504	5	\$15,000.00			
	NON DWELLING EQUIPMENT	1475		\$70,000.00			
	Fire Suppression	147511	2	\$65,000.00			
	Water Treatment System	147514	1	\$5,000.00			

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Capital Fund Financing Program

Part II: Supporting Pages		Grant Type and Number		CFFP (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		Replacement Housing Factor Grant No:		2011	
Housing Authority of the City of Tulsa		Development Account No.		Quantity		Total Actual Cost	
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²
OK073000017	TOTAL SOUTH HAVEN MANOR			\$192,000.00			
	SITE IMPROVEMENTS	1450		\$32,000.00			
	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			
	DWELLING STRUCTURES	1460		\$155,000.00			
	VCT Flooring	146005	15 units	\$85,000.00			
	Electrical Upgrades	146017	1	\$10,000.00			
	Termite Treatment	146007	7 bldgs	\$10,000.00			
	Painting	146003	6 buildings	\$70,000.00			
	NON DWELLING STRUCTURES	1470		\$5,000.00			
	Office Upgrade	147022	1	\$5,000.00			

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² 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		CFFP (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:				2011	
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 ¹	Funds Obligated ²	Funds Expended ²
OK073000018	EAST CENTRAL VILLAGE TOTAL			\$152,500.00			
	SITE IMPROVEMENTS	1450		\$12,500.00			
	Paving/Parking/504	145002	2500 sqft	\$5,000.00			
	Drainage/Site Improvements	145003	1000 sqft	\$2,500.00			
	Concrete/Sidewalks	145016	250 in ft	\$5,000.00			
	DWELLING STRUCTURES	1460		\$140,000.00			
	Floor Tiles	146005	5 units	\$25,000.00			
	Luckpoint	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			
OK073000019	SCATTERED SITE TOTAL			\$172,500.00			
	SITE IMPROVEMENTS	1450		\$29,500.00			
	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			
	DWELLING STRUCTURES	1460		\$143,000.00			
	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			

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

² To be completed for the Performance and Evaluation Report.

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			CFEP (Yes/No): No		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:			Total Actual Cost		2011	
Housing Authority of the City of Tulsa		Replacement Housing Factor Grant No:			Original		Revised ¹	
Development Number/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Funds Obligated ²	Funds Expended ²	Status of Work	
OK073000026	Country Club Gardens Ph. 1 SITE IMPROVEMENTS DWELLING STRUCTURES	1450 1460		\$36,615.00 \$18,307.00 \$18,308.00				
OK073000027	Country Club Gardens Ph. 2 SITE IMPROVEMENTS DWELLING STRUCTURES	1450 1460		\$5,818.00 \$2,909.00 \$2,909.00				
OK073000028	Newton Country Club SITE IMPROVEMENTS DWELLING STRUCTURES	1450 1460		\$19,162.00 \$9,581.00 \$9,581.00				
OK073000029	Osage North SITE IMPROVEMENTS DWELLING STRUCTURES	1450 1460		\$16,768.00 \$8,384.00 \$8,384.00				
	CONTINGENCY Work Items			\$73,999.72 \$3,973,581.28				
	TOTAL BUDGET			\$4,047,581.00				

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

² To be completed for the Performance and Evaluation Report.

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor
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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: 2011		
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
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					

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

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

Part I: Summary						
PHA Name/Number: Housing Authority of the City of Tulsa		Locality (City/County & State): Tulsa, Oklahoma				
Development Name and Number	Work Statement for Year 1 2011	Work Statement for FFY Year 2 2012	Work Statement for FFY Year 3 2013	Work Statement for FFY 4	Work Statement for Year 5 FFY2015	Revision No.3
						<input type="checkbox"/> Original <input checked="" type="checkbox"/> 5 Year Plan
A.	Physical Improvements Subtotal	\$3,319,963.07	\$3,329,963.07	\$3,329,963.07	\$3,329,963.07	\$3,329,963.07
B.	Management Improvements	\$153,658.28	\$153,658.28	\$153,658.28	\$153,658.28	\$153,658.28
C.	PHA Wide Non Dwelling Structures and Equipment					
D.	Administration	\$408,700.00	\$408,700.00	\$408,700.00	\$408,700.00	\$408,700.00
E.	Other	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
F.	Operations	\$96,565.65	\$96,565.65	\$96,565.65	\$96,565.65	\$96,565.65
G.	Demolition	10,000.00				
H.	Development					
I.	Capital Fund Financing - Debt Service					
J.	Total CFP Funds	\$4,088,887.00	\$4,088,887.00	\$4,088,887.00	\$4,088,887.00	\$4,088,887.00
K.	Total Non CFP Funds					
L.	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

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

Part I: Summary		Locality (City/County & State): Tulsa, Oklahoma				Original 5 Year Plan		Revision No.2	
PHA Name/Number: Housing Authority of the City of Tulsa		Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 2014	Work Statement for Year FFY	Work Statement for Year 5 FFY 2015		
Development Name and Number	Annual Statement	\$96,565.65	\$96,565.65	\$96,565.65	\$96,565.65	\$96,565.65	\$96,565.65		
Operating Expenses			\$10,000.00						
Demolition			\$153,658.28				\$153,658.28	\$153,658.28	
Mgmt Improvements			\$408,700.00				\$408,700.00	\$408,700.00	
Administration			\$100,000.00				\$100,000.00	\$100,000.00	
Fees/Cost									
PHA Wide									
73-00 Central			\$78,400.00				\$20,000.00	\$20,000.00	
73-01 Seminole			\$141,994.67				\$167,204.67	\$191,828.00	
73-02 Whitlow			\$0.00				\$0.00	\$0.00	
73-03 Comanche			\$359,587.63				\$371,337.63	\$295,881.00	
73-04 Pioneer			\$197,094.67				\$355,844.67	\$355,428.00	
73-05 Apache			\$400,154.67				\$335,244.67	\$349,828.00	
73-06 Mohawk			\$240,894.67				\$287,144.67	\$261,728.00	
73-07 Hewgley			\$181,894.67				\$279,644.67	\$277,828.00	
73-08 Riverview			\$155,494.67				\$164,744.67	\$139,328.00	
73-10 Sandy Park			\$125,394.67				\$125,244.67	\$124,828.00	
73-12 Parkview			\$331,894.67				\$202,244.67	\$214,228.00	
73-13 LaFortune			\$257,694.67				\$279,344.67	\$334,928.00	
73-17 South Haven			\$255,594.67				\$201,844.67	\$203,428.00	
73-18 East Central			\$231,094.67				\$167,344.67	\$167,928.00	
73-19 Scattered Sites			\$205,580.00				\$215,580.00	\$235,580.00	
73-26 Country Club Gardens			\$36,506.00				\$36,506.00	\$36,506.00	
73-27 Country Club Gardens			\$5,800.00				\$5,800.00	\$5,800.00	
73-28 Newton Country Club			\$19,107.00				\$19,107.00	\$19,107.00	
73-29 Osage North			\$16,718.00				\$16,718.00	\$16,718.00	
73-30 Newton Plaza			\$4,776.00				\$4,776.00	\$4,776.00	
Contingency			\$74,287.07				\$74,287.07	\$74,287.07	
FFP Funds Listed for 5 Year Plannin			\$4,088,887.00				\$4,088,887.00	\$4,088,887.00	
Replacement Housing Factor									

Capital Fund Program - Five Year Action Plan

U.S. Department of Housing and Urban Development
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Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year: 2012				Work Statement for Year: 2012				
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	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		\$141,994.67						
Annual	SITE IMPROVEMENTS		\$23,400.00	MANAGEMENT IMPROVEMENTS		\$59,114.67			
Statement	Parking & Paving/504	1	\$2,400.00	Security	1	\$33,239.67			
	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		\$21,400.00			
	Fencing	1	\$6,000.00	Computer Hardware	1	\$2,000.00			
	Site Lighting	1 Building	\$2,000.00	Vehicle Replacement	1	\$9,400.00			
	DWELLING STRUCTURE		\$30,000.00	Copiers	2	\$5,000.00			
	Interior Remodel	2	\$20,000.00	Printers	5	\$5,000.00			
	HVAC/Cages	5	\$10,000.00						
	DWELLING EQUIPMENT		\$8,080.00						
	Ranges & Refrigerators	16	\$8,080.00						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$141,994.67			

Capital Fund Program - Five Year Action Plan

U.S. Department of Housing and Urban Development
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Work Statement for Year 1 FFY 2011	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	73-03-COMANCHE PARK TOTAL		\$359,587.63	Tub Surround	2	\$30,000.00
Annual	SITE IMPROVEMENTS		\$71,600.00	Siding and Trim	1	\$18,000.00
Statement	Parking & Paving/504	12	\$21,600.00	Soffits	2	\$5,000.00
	Drainage/Site Improvements	2	\$10,000.00			
	Landscaping	2	\$2,500.00	Roofing Flats	2	\$20,000.00
	Sewer Line Replacement	2	\$15,000.00	Hot Water tanks	1	\$20,000.00
	Gas System Upgrade	1	\$5,000.00	HVAC/Cages	8	\$61,393.00
	Fencing	1	\$12,500.00	Flooring	10	\$25,000.00
	Sinage	1	\$2,000.00			
	Site Lighting	2	\$3,000.00	NON DWELLING EQUIPMENT		\$16,400.00
	MANAGEMENT IMPROVEMENTS		\$59,114.63	Security Equipment	1	\$5,000.00
	Security	1	\$33,239.63	Computer Hardware	2	\$9,400.00
	Facility Officer	1	\$25,875.00	Vehicle Replacement	1	\$2,000.00
	DWELLING STRUCTURES		\$189,393.00			
	Security Equipment	1	\$5,000.00	DWELLING EQUIPMENT		\$23,080.00
				Ranges & Refrigerators	16	\$8,080.00
				Replace A/C's	10	\$15,000.00
				DEMOLITION		\$10,000.00
				DEMO	4	\$10,000.00
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$359,587.63

Capital Fund Program - Five Year Action Plan

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Work Statement for Year 1 FFY 2011	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	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	73-04 PIONEER PLAZA TOTAL		\$197,094.67	DWELLING STRUCTURES		\$50,000.00			
Annual	SITE IMPROVEMENTS		\$23,000.00	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	2	\$5,000.00						
	Fence	1	\$6,000.00						
	Landscaping	5	\$5,000.00						
	DWELLING EQUIPMENT		\$48,580.00	MANAGEMENT IMPROVEMENTS		\$59,114.67			
	Fire System Upgrade	1	\$1,000.00	Security	1	\$33,239.67			
	Heat Pumps	1	\$10,000.00	Facility Officer	1	\$25,875.00			
	Sewer Lines	1	\$5,000.00						
	Elevator Upgrade	1	\$5,000.00	NON DWELLING EQUIPMENT		\$16,400.00			
	A/C Hallway	13	\$4,500.00	Computer Hardware		\$2,000.00			
	Ranges & Refrigerators	16	\$8,080.00	Vehicle Replacement		\$9,400.00			
	Generator	1	\$10,000.00	Copiers		\$5,000.00			
	Fire Suppression	1	\$5,000.00						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$197,094.67			

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Work Statement for Year 1 FFY 2011	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		\$400,154.67	73-06 MOHAWK MANOR TOTAL		\$240,894.67
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 Improvements	3	\$22,500.00			
	Fence	1	\$10,000.00	Drainage/Site Improvement	1	\$2,400.00
	Sewer Lines	1	\$15,000.00			
	Gas System Upgrade	1	\$5,000.00	Landscape	10	\$10,000.00
	Playground Equipment	2	\$25,000.00			
	Mailbox Replacement	1	\$25,000.00	Sewer Line	1	\$5,000.00
	Landscape	5	\$5,000.00	Fencing	1	\$2,500.00
	MANAGEMENT IMPROVEMENTS		\$59,114.67			
	Security	1	\$33,239.67	MANAGEMENT IMPROVEMENTS		\$59,114.67
	Facility Officer	1	\$25,875.00	Security	1	\$33,239.67
				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	2	\$10,000.00
	Painting	1	\$55,000.00	Roofing	2	\$50,000.00
	Bathroom Renovations	2	\$24,000.00	HVAC	1	\$50,000.00
	DWELLING EQUIPMENT		\$18,640.00	DWELLING EQUIPMENT		\$8,080.00
	Ranges & Refrigerators	16	\$8,080.00	Ranges & Refrigerators	9	\$8,080.00
	Fire Panel	1	\$10,560.00			
				NON DWELLING EQUIPMENT		\$16,400.00
				Vehicle Replacement	1	\$9,400.00
				Computer Hardware	1	\$2,000.00
				Communication Equip	3	\$5,000.00
	Subtotal of Estimated Cost		\$400,154.67	Subtotal of Estimated Cost		\$240,894.67

Capital Fund Program - Five Year Action Plan

U.S. Department of Housing and Urban Development
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Work Statement for Year 1 FFY 2011	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	73-07 HEWGLETTERRACE TOTAL		\$181,894.67	73-08 RIVERVIEW PARK TOTAL		\$155,494.67
Annual	SITE IMPROVEMENTS		\$9,800.00			
Statement	Parking & Paving	1	\$4,800.00	SITE IMPROVEMENTS		\$19,400.00
	Landscaping	5	\$5,000.00	Parking & Paving/504	1	\$2,400.00
				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	2	\$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	2	\$15,000.00
				Roofing	1	\$15,000.00
	NON DWELLING EQUIPMENT		\$16,400.00	DWELLING EQUIPMENT		\$23,080.00
	Fire Suppression	1	\$5,000.00	Replace A/C's	10	\$15,000.00
	Vehicle Replacement	1	\$9,400.00	Ranges & Refrigerators	16	\$8,080.00
	Computer Hardware	1	\$2,000.00	MANAGEMENT IMPROVEMENTS		\$59,114.67
				Security	1	\$33,239.67
				Facility Officer	1	\$25,875.00
	MANAGEMENT IMPROVEMENTS		\$59,114.67			
	Security	1	\$33,239.67	NON DWELLING EQUIPMENT		\$11,400.00
	Facility Officer	1	\$25,875.00	Vehicle Replacement	1	\$9,400.00
				Computer Hardware	1	\$2,000.00
	Subtotal of Estimated Cost		\$181,894.67	Subtotal of Estimated Cost		\$155,494.67

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Capital Fund Program - Five Year Action Plan

Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012			Work Statement for Year: 2012		
	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			
Statement	Parking & Paving/504	1	\$2,000.00	SITE IMPROVEMENTS		\$46,800.00
	Drainage/Site Improvement/504	1	\$2,400.00	Parking & Paving/504	1	\$4,800.00
	Gas System Upgrade	1	\$5,000.00	Drainage/Site Improvements	1	\$2,000.00
	Sewer Line	1	\$2,400.00	Gas System Upgrade	1	\$2,500.00
	DWELLING STRUCTURES		\$30,000.00	Mailbox Replacement	2	\$35,000.00
	HVAC	2	\$10,000.00	Landscaping	2	\$2,500.00
	Tub Surround	1	\$5,000.00	DWELLING STRUCTURES		\$206,500.00
	VCT	6	\$10,000.00	HVAC/Cages	14	\$50,000.00
	Siding	1	\$5,000.00	Roofing	2	\$33,000.00
	DWELLING EQUIPMENT		\$8,080.00	Painting	2	\$33,000.00
	Ranges & Refrigerators	16	\$8,080.00	Fascia & Soffit	2	\$33,000.00
	MANAGEMENT IMPROVEMENTS		\$59,114.67	Flooring	8	\$20,000.00
	Security	1	\$33,239.67	Brick	1	\$5,000.00
	Facility Officer	1	\$25,875.00	Gas System Upgrade	5	\$32,500.00
	NON DWELLING EQUIPMENT		\$16,400.00	DWELLING EQUIPMENT		\$8,080.00
	Vehicle Replacement	1	\$9,400.00	Ranges & Refrigerators	16	\$8,080.00
	Computer Hardware	2	\$2,000.00	MANAGEMENT IMPROVEMENTS		\$59,114.67
	Copier	3	\$5,000.00	Security	1	\$33,239.67
	Subtotal of Estimated Cost		\$125,394.67	Facility Officer	1	\$25,875.00
				NON DWELLING EQUIPMENT		\$11,400.00
				Computer Hardware	1	\$2,000.00
				Vehicle Replacement	1	\$9,400.00
				Subtotal of Estimated Cost		\$331,894.67

Capital Fund Program - Five Year Action Plan

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Work Statement for Year 1 FFY 2011	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	73-13 LAFORTUNE TOWER TOTAL		\$257,694.67	73-17 SOUTH HAVEN TOTAL		\$255,594.67
Annual	SITE IMPROVEMENTS		\$12,000.00			
Statement	Parking & Paving	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	3	\$50,000.00
	Fencing	1	\$5,000.00	Landscaping	5	\$5,000.00
	DWELLING STRUCTURES		\$125,000.00			
	Tub Surrounds	1	\$15,000.00			
	VCT Flooring	4	\$10,000.00	DWELLING STRUCTURES		\$110,000.00
	Patio Doors	1	\$10,000.00	VCT Flooring	4	\$10,000.00
	Windows	2	\$60,000.00	Tub Surround	1	\$5,000.00
	Roofing	3	\$30,000.00	Roofing	1	\$50,000.00
	DWELLING EQUIPMENT		\$33,080.00	Electrical Upgrades	1	\$5,000.00
	Chiller	1	\$10,000.00			
	Boiler	1	\$15,000.00	Painting	2	\$40,000.00
	Ranges & Refrigerators	16	\$8,080.00			
	NON DWELLING EQUIPMENT		\$28,500.00	NON DWELLING STRUCTURES		\$5,000.00
	Elevator Upgrade	1	\$5,000.00	Office Upgrade	1	\$5,000.00
				DWELLING EQUIPMENT		\$8,080.00
	Water Treatment System	1	\$23,500.00	Ranges & Refrigerators	16	\$8,080.00
	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		\$16,400.00
				Computer Hardware	2	\$2,000.00
				Printer	3	\$5,000.00
				Vehicle Replacement	1	\$9,400.00
	Subtotal of Estimated Cost		\$257,694.67	Subtotal of Estimated Cost		\$255,594.67

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Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012 FFY _____			Work Statement for Year: 2012 FFY _____		
	Development Number/Name General Description of Major Work	Quantity	Estimated Cost	Development Number/Name General Description of Major Work	Quantity	Estimated Cost
See	73-18 EAST CENTRAL TOTAL		\$231,094.67	73-19 SCATTERED SITES TOTAL		\$205,580.00
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	\$5,000.00	Driveways/Sidewalks	2	\$15,000.00
				Fence Repair	2	\$10,000.00
	DWELLING STRUCTURES		\$140,000.00	Sewer Line	2	\$15,000.00
	Floor Tiles	10	\$25,000.00	DWELLING STRUCTURES		\$153,000.00
	Tub Surrounds	1	\$25,000.00	Doors	2	\$5,000.00
	Tuckpoint	2	\$20,000.00	Siding & Trim	2	\$15,000.00
	Painting	2	\$50,000.00	Roofing	1	\$15,000.00
	Siding & Trim	1	\$20,000.00	Interior Renovations	2	\$45,000.00
				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		\$59,114.67	Piering	3	\$20,000.00
	Security	1	\$33,239.67	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		\$11,400.00			
	Vehicle Replacement	1	\$9,400.00			
	Computer Hardware	2	\$2,000.00			
	Subtotal of Estimated Cost		\$231,094.67	Subtotal of Estimated Cost		\$205,580.00

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Work Statement for Year 1 FFY 2011	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	Development Number/Name General Description of Major Work Categories	
See Annual Statement	73-01 SEMINOLE HILLS TOTAL		\$141,994.67					
	SITE IMPROVEMENTS		\$23,400.00					
	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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Work Statement for Year 1 FFY 2011	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	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
	Tub 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 2011	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	73-04 PIONEER PLAZA TOTAL		\$212,094.67	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 2011	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	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 2011	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	73-07 HEWGLEY TERRACE TOTAL		\$181,894.67	73-08 RIVERVIEW PARK TOTAL		\$155,494.67
Annual Statement	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 2011	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	73-10 SANDY PARK TOTAL		\$125,394.67	73-12 PARKVIEW TERRACE TOTAL		\$331,894.67
	SITE IMPROVEMENTS		\$11,800.00	SITE IMPROVEMENTS		\$46,800.00
	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
				Landscaping	2	\$2,500.00
	DWELLING STRUCTURES		\$30,000.00	DWELLING STRUCTURES		\$206,500.00
	HVAC	2	\$10,000.00	HVAC & Cages	14	\$50,000.00
	Tub Surround	1	\$5,000.00	Gas System Upgrade	5	\$32,500.00
	VCT	6	\$10,000.00	Roofing	1	\$33,000.00
	Siding	1	\$5,000.00	Painting	1	\$33,000.00
	DWELLING EQUIPMENT		\$8,080.00	Fascia & Soffit	2	\$33,000.00
	Ranges & Refrigerators	16	\$8,080.00	Flooring	8	\$20,000.00
				Brick	1	\$5,000.00
	MANAGEMENT IMPROVEMENTS		\$59,114.67	NON DWELLING EQUIPMENT		\$11,400.00
	Security	1	\$33,239.67	Computer Hardware	1	\$2,000.00
	Facility Officer	1	\$25,875.00	Vehicle Replacement	1	\$9,400.00
				DWELLING STRUCTURES		\$8,080.00
	NON DWELLING EQUIPMENT		\$16,400.00	Ranges & Refrigerators	16	\$8,080.00
	Computer Hardware	1	\$2,000.00	MANAGEMENT IMPROVEMENTS		\$59,114.67
	Vehicle Replacement	1	\$9,400.00	Security	1	\$33,239.67
	Copier	3	\$5,000.00	Facility Officer	1	\$25,875.00
	Subtotal of Estimated Cost		\$125,394.67	Subtotal of Estimated Cost		\$331,894.67

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Work Statement for Year 1 FFY 2011	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	73-13 LAFORTUNE TOWER TOTAL		\$257,694.67	73-17 SOUTH HAVEN TOTAL		\$255,594.67
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	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 2011	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	73-18 EAST CENTRAL TOTAL		\$231,094.67	73-19 SCATTERED SITES TOTAL		\$205,580.00
Annual Statement	SITE IMPROVEMENTS Parking & Paving/504	2	\$12,500.00	SITE IMPROVEMENTS		\$44,500.00
	Drainage/Site Improvements	1	\$2,500.00	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 2011	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	73-01 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 Floor Tile Front Doors Windows	12	\$55,000.00 \$0.00 \$30,000.00 \$25,000.00	NON DWELLING EQUIPMENT Computer Hardware Vehicle Replacement	1 1	\$11,400.00 \$2,000.00 \$9,400.00
	DWELLING EQUIPMENT Electrical Upgrade Ranges & Refrigerators	3 16	\$38,040.00 \$30,000.00 \$8,040.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$167,204.67

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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 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	\$5,000.00	Flooring	7 units	\$37,000.00
	Site Lighting	1	\$5,000.00	MANAGEMENT IMPROVEMENTS		\$60,364.63
	Playground		\$0.00	Security	1	\$34,489.63
				Facility Officer	1	\$25,875.00
				NON DWELLING STRUCTURE		\$5,000.00
	DWELLING STRUCTURES		\$214,893.00	Security Equipment	1	\$5,000.00
	Domestic Water Lines	1	\$5,000.00	DWELLING EQUIPMENT		\$38,080.00
	Electrical Upgrade	1	\$5,000.00	Ranges & Refrigerators	16	\$8,080.00
	Shower Valve		\$0.00	Replacement AC's	20	\$30,000.00
	Tub Surround	1	\$60,000.00	NON DWELLING EQUIPMENT		\$11,400.00
	Siding and Trim	1	\$18,000.00	Computer Hardware	1	\$2,000.00
	Soffits	1	\$5,000.00	Vehicle Replacement	1	\$9,400.00
	Roofing Flats	2	\$35,000.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$371,337.63

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Work Statement for Year 1 FFY 2011	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	73-04 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		\$88,580.00	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			
	AVC 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

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 2011	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	73-05 APACHE MANOR TOTAL SITE IMPROVEMENTS		\$335,244.67	73-06 MOHAWK MANOR TOTAL SITE IMPROVEMENTS		\$287,144.67
	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	Landscaping	10	\$10,000.00
	Gas System Upgrade	1	\$5,000.00	Sewer Line	1	\$5,000.00
	Landscaping	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	Tub 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 2011	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	73-07 HEWGLEY TERRACE TOTAL		\$279,644.67	73-08 RIVERVIEW PARK TOTAL		\$164,744.67
Annual Statement	SITE IMPROVEMENTS Parking & Paving/504 Landscaping	2 5	\$9,800.00 \$4,800.00 \$5,000.00	SITE IMPROVEMENTS Parking & Paving/504 DWELLING STRUCTURE	1	\$2,400.00 \$2,400.00 \$82,500.00
	DWELLING EQUIPMENT Ranges & Refrigerators	16	\$8,080.00 \$8,080.00	Brick Work Painting VCT Flooring	2 1 1	\$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	2	\$20,000.00 \$11,400.00 \$0.00	Computer Hardware Vehicle Replacement DWELLING EQUIPMENT	1 1	\$2,000.00 \$9,400.00 \$8,080.00
	Computer Hardware Vehicle Replacement MANAGEMENT IMPROVEMENTS	1 1	\$2,000.00 \$9,400.00	Ranges & Refrigerators	16	\$8,080.00
	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 2011	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		\$125,244.67	73-12 PARKVIEW TERRACE TOTAL		\$202,244.67
	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 EQUIPMENT		\$8,080.00
	DWELLING STRUCTURES		\$45,000.00	Ranges & Refrigerators	16	\$8,080.00
	Termite Treatment/Structural Repairs	4	\$10,000.00			
	Tub Surround	1	\$5,000.00	DWELLING STRUCTURES		\$124,000.00
	VCT	6	\$15,000.00	Roofing	1	\$33,000.00
	Painting	2 buildings	\$15,000.00	Painting	1	\$33,000.00
	DWELLING EQUIPMENT		\$8,080.00	Fascia & Soffit	2	\$33,000.00
	Ranges & Refrigerators	16	\$8,080.00	Flooring	8	\$20,000.00
				Brick	1	\$5,000.00
	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		\$125,244.67	Subtotal of Estimated Cost		\$202,244.67

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Work Statement for Year 1 FFY 2011	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	73-13 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	4	\$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 2011	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	Development Number/Name General Description of Major Work Categories	
See Annual Statement	73-18 EAST CENTRAL TOTAL		\$167,344.67	73-19 SCATTERED SITES TOTAL		\$215,580.00		
	SITE IMPROVEMENTS		\$12,500.00	SITE IMPROVEMENTS		\$44,500.00		
	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		
	Landscaping	1	\$5,000.00	Fence Repair	2	\$10,000.00		
				Sewer Line	3	\$15,000.00		
	DWELLING STRUCTURES		\$75,000.00	DWELLING STRUCTURES		\$133,000.00		
	Floor Tiles	10	\$25,000.00	Doors	2	\$5,000.00		
	Painting	1	\$25,000.00	Siding & Trim	2	\$15,000.00		
	Piering	2	\$15,000.00	Roofing	1	\$15,000.00		
	Tub Surrounds	1	\$5,000.00	Interior Renovations	4	\$25,000.00		
	HVAC & Cages	3	\$5,000.00	Windows	1	\$15,000.00		
	DWELLING EQUIPMENT		\$8,080.00	Painting	1	\$18,000.00		
	Ranges & Refrigerators	16	\$8,080.00	Electrical	1	\$15,000.00		
	MANAGEMENT IMPROVEMENTS		\$60,364.67	Piering	2	\$20,000.00		
	Security	1	\$34,489.67	Termite Treatment	1	\$5,000.00		
	Facility Officer	1	\$25,875.00	NON DWELLING STRUCTURES		\$30,000.00		
	NON DWELLING EQUIPMENT		\$11,400.00	Scattered Sites Warehouse	1	\$30,000.00		
	Computer Hardware	1	\$2,000.00	DWELLING EQUIPMENT		\$8,080.00		
	Vehicle Replacement	1	\$9,400.00	Ranges & Refrigerators	16	\$8,080.00		
	Subtotal of Estimated Cost		\$167,344.67	Subtotal of Estimated Cost		\$215,580.00		

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Work Statement for Year 1 FFY 2011	Work Statement for Year: 2015 FFY			Work Statement for Year: 2015 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 2011	Work Statement for Year: 2015 FFY			Work Statement for Year: 2015 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 SITE IMPROVEMENTS		\$295,881.00	Porch Post	3	\$30,000.00
	Parking & Paving/504	12	\$21,600.00	HVAC	5	\$19,893.00
	Gas System Upgrade	12	\$11,600.00	Flooring	7 units	\$37,000.00
	Site Lighting	2	\$5,000.00	MANAGEMENT IMPROVEMENTS		
	Playground		\$0.00	Security	1	\$59,948.00
				Facility Officer	1	\$34,073.00
	DWELLING STRUCTURES			NON DWELLING STRUCTURE		
	Domestic Water Lines	1	\$179,893.00	Security Equipment	1	\$5,000.00
	Electrical Upgrade	1	\$5,000.00			
	Shower Valve		\$0.00	DWELLING EQUIPMENT		
	Tub Surround	1	\$25,000.00	Ranges & Refrigerators	16	\$8,040.00
	Siding and Trim	1	\$18,000.00	NON DWELLING EQUIPMENT		
	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 2011	Work Statement for Year: 2015 FFY _____			Work Statement for Year: 2015 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		\$355,428.00	DWELLING STRUCTURES		\$168,500.00
Annual	SITE IMPROVEMENTS		\$12,000.00	Structural Repairs		\$0.00
Statement	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

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Work Statement for Year 1 FFY 2011	Work Statement for Year: 2015 FFY			Work Statement for Year: 2015 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	73-05.APACHE MANOR TOTAL SITE IMPROVEMENTS		\$349,828.00	73-06.MOHAWK MANOR TOTAL SITE IMPROVEMENTS		\$261,728.00
	Parking & Paving/504 Fence	1 2	\$37,400.00 \$2,400.00	Parking & Paving/504 Drainage/Site Improvement	1 1	\$2,400.00 \$2,400.00
	Sewer Lines Gas System Upgrade Landscape	3 1 5	\$15,000.00 \$5,000.00 \$5,000.00	Landscape Sewer Line Fencing	10 1 1	\$10,000.00 \$5,000.00 \$2,500.00
	DWELLING STRUCTURE VCT		\$194,000.00	DWELLING STRUCTURE Painting	1	\$10,000.00
	Electrical Upgrade HVAC	1 20	\$10,000.00 \$70,000.00	Electric Upgrade VCT Flooring Roofing	1 4 2	\$10,000.00 \$10,000.00 \$55,000.00
	Bathroom Renovations NON DWELLING EQUIPMENT Computer Hardware Vehicle Replacement	1 2 1 1	\$80,000.00 \$24,000.00 \$11,400.00 \$2,000.00	Roofing HVAC Tub Surrounds NON DWELLING EQUIPMENT Computer Hardware	2 14 1	\$25,000.00 \$50,000.00 \$11,400.00 \$2,000.00
	DWELLING EQUIPMENT Fire Panel/Security Equipment Ranges & Refrigerators Replacement AC's	1 16 20	\$47,080.00 \$24,000.00 \$8,080.00 \$15,000.00	Vehicle Replacement DWELLING EQUIPMENT Ranges & Refrigerators MANAGEMENT IMPROVEMENTS Security Facility Officer	1 1 16 1 1	\$9,400.00 \$8,080.00 \$8,080.00 \$59,948.00 \$34,073.00 \$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 2011	Work Statement for Year: 2015 FFY			Work Statement for Year: 2015 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		\$277,828.00	73-08 RIVERVIEW PARK TOTAL		\$139,328.00
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 STRUCTURE		\$57,500.00
	DWELLING EQUIPMENT		\$33,080.00	Brick Work	1	\$5,000.00
	Ranges & Refrigerators	16	\$8,080.00	Painting	1	\$5,000.00
	Trash compactor	2	\$25,000.00	VCT Flooring	1	\$2,500.00
	DWELLING STRUCTURES		\$175,000.00	Porch/Mock Up	1	\$15,000.00
	Tub Surround	2	\$5,000.00	Roofing	1	\$15,000.00
	Roofs	1	\$75,000.00	Electrical Upgrade	1	\$15,000.00
	Windows	2	\$75,000.00	NON DWELLING EQUIPMENT		\$11,400.00
	Electrical Upgrade	2	\$20,000.00	Computer Hardware	1	\$2,000.00
				Vehicle Replacement	1	\$9,400.00
	MANAGEMENT IMPROVEMENTS		\$59,948.00	DWELLING EQUIPMENT		\$8,080.00
	Security	1	\$34,073.00	Ranges & Refrigerators	16	\$8,080.00
	Facility Officer	1	\$25,875.00	MANAGEMENT IMPROVEMENTS		\$59,948.00
				Security	1	\$34,073.00
				Facility Officer	1	\$25,875.00
	Subtotal of Estimated Cost		\$277,828.00	Subtotal of Estimated Cost		\$139,328.00

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Work Statement for Year 1 FFY 2011	Work Statement for Year: 2015 FFY			Work Statement for Year: 2015 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		\$124,828.00	73-12 PARKVIEW TERRACE TOTAL		\$214,228.00
Annual	SITE IMPROVEMENTS		\$11,800.00			
Statement	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 2011	Work Statement for Year: 2015 FFY _____			Work Statement for Year: 2015 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	SITE IMPROVEMENTS		\$4,500.00			
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
	DWELLING STRUCTURES		\$205,000.00	Drainage/Site Improvements/504	2000 sq ft	\$50,000.00
	Electrical Upgrade	2	\$20,000.00	Landscaping	5	\$5,000.00
	Tub Surrounds	1	\$15,000.00	DWELLING STRUCTURES		\$60,000.00
	VCT Flooring	4	\$10,000.00	VCT Flooring	2	\$5,000.00
	Patio Doors	1	\$10,000.00	Electrical Upgrades	1	\$5,000.00
	Windows	2	\$100,000.00	Tub Surround	1	\$5,000.00
	Roofs	2	\$50,000.00	Painting	1	\$25,000.00
	DWELLING EQUIPMENT		\$23,080.00	Porch Posts	4	\$20,000.00
	Ranges & Refrigerators	16	\$8,080.00	NON DWELLING EQUIPMENT		\$13,400.00
	HVAC System/Flats	4	\$15,000.00	Computer Hardware	2	\$4,000.00
	NON DWELLING EQUIPMENT		\$22,400.00	Vehicle Replacement	1	\$9,400.00
	Elevator Upgrade	1	\$5,000.00	NON DWELLING STRUCTURES		\$5,000.00
	Water Treatment System	1	\$5,000.00	Office Upgrade	1	\$5,000.00
	Computer Hardware	1	\$3,000.00			
	Vehicle Replacement	1	\$9,400.00	DWELLING EQUIPMENT		\$8,080.00
	NON DWELLING STRUCTURES		\$20,000.00	Ranges & refrigerators	16	\$8,080.00
	Automatic Lobby Doors	1	\$20,000.00	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		\$203,428.00
	Subtotal of Estimated Cost		\$334,928.00			

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Work Statement for Year 1 FFY 2011	Work Statement for Year: 2015			Work Statement for Year: 2015		
	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	73-18 EAST CENTRAL TOTAL		\$167,928.00	73-19 SCATTERED SITES TOTAL		\$235,580.00
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
	DWELLING STRUCTURES		\$75,000.00	Sewer Line	3	\$15,000.00
	Floor Tiles	32	\$25,000.00	DWELLING STRUCTURES		\$153,000.00
	Painting	3	\$25,000.00	Doors	2	\$5,000.00
	Piering	3	\$15,000.00	Siding & Trim	1	\$15,000.00
	Tub Surrounds	4	\$10,000.00	Roofing	2	\$15,000.00
	DWELLING EQUIPMENT		\$8,080.00	Interior Renovations	20	\$45,000.00
	Ranges & refrigerators	16	\$8,080.00	Windows	11	\$15,000.00
	MANAGEMENT IMPROVEMENTS		\$59,948.00	Painting	1	\$18,000.00
	Security	1	\$34,073.00	Electrical	3	\$15,000.00
	Facility Officer	1	\$25,875.00	Piering	4	\$20,000.00
	NON DWELLING EQUIPMENT		\$12,400.00	Termite Treatment	5	\$5,000.00
	Computer Hardware	1	\$3,000.00	NON DWELLING STRUCTURES		\$30,000.00
	Vehicle Replacement	1	\$9,400.00	Scattered Sites Warehouse	1	\$30,000.00
	Subtotal of Estimated Cost		\$167,928.00	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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Part II: Supporting Pages - Physical Needs Work Statement's)

Work Statement for Year 1 FFY 2011	Work Statement for Year: 2015 FFY _____			Work Statement for Year: 2015 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	73-26 COUNTRY CLUB GARDENS		\$36,506.00	73-29 OSAGE NORTH		\$16,718.00
Annual	SITE IMPROVEMENTS		\$18,253.00	SITE IMPROVEMENTS		\$8,359.00
Statement	DWELLING STRUCTURES		\$18,253.00	DWELLING STRUCTURE		\$8,359.00
				73-30 NEWTON PLAZA		\$4,776.00
	73-27 COUNTRY CLUB GARDENS		\$5,800.00	SITE IMPROVEMENTS		\$2,388.00
	SITE IMPROVEMENTS		\$2,900.00	DWELLING STRUCTURE		\$2,388.00
	DWELLING STRUCTURES		\$2,900.00			
	73-28 NEWTON COUNTRY CLUB		\$19,107.00			
	SITE IMPROVEMENTS		\$9,553.00			
	DWELLING STRUCTURES		\$9,554.00			
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$82,907.00

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Work Statement for Year 1 FFY 2011	Work Statement for Year: 2012 FFY _____		Estimated Cost	Development Number/Name General 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
	MANAGEMENT IMPROVEMENTS	\$343,658.28		SITE IMPROVEMENTS	
	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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Work Statement for Year 1 FFY 2011	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
	Development Number/Name Description of Major Work Categories	Estimated Cost				
See Annual Statement	OPERATING EXPENSES	\$96,565.65	CENTRAL OFFICE	\$50,000.00	CENTRAL OFFICE	\$50,000.00
	MANAGEMENT IMPROVEMENTS	\$153,658.28	SITE IMPROVEMENTS		SITE IMPROVEMENTS	
	Salaries	\$126,658.28	DWELLING EQUIPMENT	\$0.00	DWELLING EQUIPMENT	\$0.00
	Security	\$0.00	Ranges & Refrigerators	\$0.00	Ranges & Refrigerators	\$0.00
	Staff Training	\$15,000.00	Replacement Window A/C Units	\$0.00	Replacement Window A/C Units	\$0.00
	Computer Software	\$12,000.00	NON DWELLING STRUCTURES	\$50,000.00	NON DWELLING STRUCTURES	\$50,000.00
	Facility Officers	\$0.00	Central West Roof	\$20,000.00	Central West Roof	\$20,000.00
	Management Improvement Trainer	\$0.00	Interior Reno	\$10,000.00	Interior Reno	\$10,000.00
			Awnings	\$20,000.00	Awnings	\$20,000.00
	ADMINISTRATION	\$408,700.00	NON DWELLING EQUIPMENT	\$0.00	NON DWELLING EQUIPMENT	\$0.00
	Non-Technical Salaries	\$42,250.00	Computer Hardware	\$0.00	Computer Hardware	\$0.00
	Technical Salaries	\$250,200.00	Security Equipment	\$0.00	Security Equipment	\$0.00
	Benefits	\$99,250.00	Vehicle Replacement	\$0.00	Vehicle Replacement	\$0.00
	Sundry Administration Costs	\$17,000.00	Copiers	\$0.00	Copiers	\$0.00
	FEES AND COSTS	\$100,000.00	Printers	\$0.00	Printers	\$0.00
	A/E Fees	\$75,000.00	TV/VCR	\$0.00	TV/VCR	\$0.00
	Consultant Fees	\$25,000.00	Office Furniture	\$0.00	Office Furniture	\$0.00
	Subtotal of Estimated Cost		Subtotal of Estimated Cost	\$50,000.00	Subtotal of Estimated Cost	\$50,000.00

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Work Statement for Year 1 FFY 2011	Work Statement for Year: 2014		Work Statement for Year: 2014	
	Development Number/Name General 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	\$20,000.00
			SITE IMPROVEMENTS	
	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	TV/VCR	\$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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Work Statement for Year 1 FFY 2011	Work Statement for Year: 2015 FFY		Work Statement for Year: 2015 FFY	
	Development Number/Name General 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	\$20,000.00
	MANAGEMENT IMPROVEMENTS	\$153,658.28	SITE IMPROVEMENTS	
	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 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
	FEE'S AND COSTS	\$100,000.00	Printers	\$0.00
	A/E Fees	\$75,000.00	TV/CR	\$0.00
	Consultant Fees	\$25,000.00	Office Furniture	\$0.00
	Subtotal of Estimated Cost		Subtotal of Estimated Cost	\$20,000.00